



Hongkong Daily Press

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ARE THE WINDOWS
OF THE SOUL
YOUR GLASSES
ARE THE WINDOWS OF
YOUR PERSONAL
APPEARANCE.
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No. 19,894

號四十九百六千九萬一第

日五十月六年酉辛

HONGKONG, TUESDAY, JULY 19th, 1921.

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號九十月七年拾國民華中

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8.00 " " 9.30 " " 10 " "
9.30 " " 11.00 " " 15 " "
11.30 " " 12.30 p.m. " 15 " "
12.30 p.m. " 2.30 " " 10 " "
2.30 " " 5.00 " " 15 " "
5.00 " " 8.10 " " 10 " "
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9.30 p.m. to 11.30 p.m. every 30 minutes
11.45 p.m.
SATURDAYS
Extra Car—12 midnight.
SUNDAYS.
7.30 a.m.
8.00 a.m. to 10.30 a.m. every 15 minutes
10.30 " " 11.00 " " 10 " "
11.30 " " 12.00 noon " 15 " "
12.00 noon " 1.00 p.m. " 10 " "
1.00 p.m. " 5.30 " " 15 " "
5.30 " " 6.00 " " 10 " "
6.00 " " 6.30 " " 15 " "
6.30 " " 8.10 " " 10 " "
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thereof has been made in Bank Notes or
by Cheque or Compro Order represent-
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TIME-TABLE.

On and after MONDAY, JANUARY 31st, 1921, until further Notice
(All previous Time Tables cancelled.)

DOWN TRAINS

Stations	No. 14	No. 13	No. 12	No. 11	No. 10	No. 9	No. 8	No. 7	No. 6	No. 5	No. 4	No. 3	No. 2	No. 1
CANTON (Sha Tau)	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shek Lung	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shum Chun	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shengshui	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Fanning	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Tai Po	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Yamau	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shum Chun	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shengshui	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Fanning	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Tai Po	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shek Lung	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
CANTON (Sha Tau)	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.

UP TRAINS

Stations	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14	No. 15	No. 16	No. 17
Shek Lung	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shum Chun	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shengshui	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Fanning	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Tai Po	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Yamau	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shum Chun	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shengshui	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Fanning	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Tai Po	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shek Lung	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
CANTON (Sha Tau)	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.

* Will stop at Tai Po and Shengshui for First-Class Passengers on Notice being given to the guard.

SHA TAU KOK BRANCH.

Fanning	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.
Shataukok	dep.	arr.	dep.	arr.	dep.	arr.	dep.	arr.

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HONGKONG HANSARD REPORTS

OF THE MEETING OF THE
LEGISLATIVE COUNCILS for the
Session 1919.
Revised by the Members
PRICE \$5.
DAILY PRESS

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HONGKONG LEGISLATIVE COUNCIL.

RENTS BILL PASSED INTO LAW.

PETITIONS FROM LANDLORDS AND TENANTS.

H.E. THE GOVERNOR GIVES OTHER EXAMPLES OF UNREASONABLE RENTALS.

A meeting of the Legislative Council was held in the Council Chamber, yesterday. There were present:—
 His EXCELLENCY THE GOVERNOR (Sir REYNOLD EDWARD STUBBS, K.C.M.G.),
 Hon. THE OFFICER COMMANDING THE TROOPS (Major-General Sir GEORGE M. KIRKPATRICK, K.C.S.I., K.C.B.),
 Hon. Mr. CLAUD SEVERN, C.M.G. (Colonial Secretary),
 Hon. Mr. J. H. KEMP, K.C., O.B.E. (Attorney-General),
 Hon. Mr. C. McI. Messer, O.B.E. (Colonial Treasurer),
 Hon. Mr. E. A. Irvine (Director of Education),
 Hon. Mr. S. B. C. Ross (Secretary for Chinese Affairs),
 Hon. Mr. T. L. PERKINS (Director of Public Works),
 Hon. Mr. H. E. POLLOCK, K.C.,
 Hon. Mr. P. H. HOLYOAK,
 Hon. Mr. LAU CHU-PAK,
 Hon. Mr. Ho Fook,
 Hon. Mr. H. W. BIRD,
 Hon. Mr. A. G. STEPHEN,
 Mr. S. B. B. McElherry (Clerk of Council).

The Minutes of the last meeting of the Council were approved by the Council and signed by the President.

FINANCE.
 The Colonial Secretary, by command of H.E. The Governor, laid on the table Finance Minutes Nos. 33 and 34 and moved that they be referred to the Finance Committee.

The Colonial Treasurer seconded and the motion was agreed to.
 The Colonial Secretary, by command of H.E. The Governor, laid on the table the Report of the Finance Committee (No. 8) and moved that it be adopted.

The Colonial Treasurer seconded and the motion was agreed to.
PAPERS.
 The Colonial Secretary, by command of H.E. The Governor, laid on the table the following papers:—Report on the General Post Office, Hongkong, for the year 1920; Report of the Director of Education for the year 1920; Quarterly Return of excesses on sub-heads met by savings under heads of expenditure for the second quarter of 1921; and a Report on the Hongkong Fire Brigade and proposals for increasing its efficiency.

THE RENTS BILL. PASSED THROUGH ALL ITS STAGES.

The Colonial Secretary presented to the Council the following petitions:—From Mr. Mok Lai Chi representing Chinese tenants of the Colony; and further petition asking that they might be represented by Council; from certain proprietors of boarding houses; from the proprietors of domestic tenements praying to be represented by Council on the second reading; and a petition from Chinese domestic tenants in Hongkong which he asked the Secretary for Chinese Affairs to explain.

THE SECRETARY FOR CHINESE AFFAIRS. Sir, I received a petition on behalf of tenants of Hongkong which is signed by 10,143 persons, by chop, and 235 by signature. They ask me to represent that this was a sort of attachment to the petition which Your Excellency has already received from the Colonial Secretary. It is to prove that the tenants of this Colony wish to thank Your Excellency for this Ordinance. They asked that they might be permitted to bring it to my office with a band, but I thought the band would not be necessary. They assured me this was the best law they had ever read. Amongst other bodies the Chinese Chambers of Commerce in this Colony, numbering 15, have signed this petition on behalf of 70,400 members. It is very difficult to find out how many people are represented by this petition. I am told to-day that it is 230,000. I dare say a lesser number might be correct, but I think 130,000 is the minimum figure. Also, 103 guilds of masters and workmen, representing 79,800 men, wish to offer this petition to Your Excellency and the members of this Honourable Council, and they ask me in presenting it to convey to the Council that they beg me to ask you that you should not listen to evil advisers but to tell you, Sir, that having read this Bill, they find that you, the Governor, holding justice in your hands, have decided to deal with the people of this Colony as though they were "your little red babies." It is a very voluminous petition.

The Attorney-General. I beg to move the second reading of a Bill, intituled An Ordinance to amend the law relating to the recovery of possession in certain cases and to restrict the rents of certain domestic tenements.

The need for some legislation on this subject has been widely recognised. The main objects are to protect tenants from unreasonable increases of their rent and from arbitrary termination of their tenancies; in other words, to keep the roof over the heads of present occupiers and to protect them from excessive exploitation. It has been pointed out, Sir, that the Bill would have also had another subsidiary effect in that it will tend to check the recent rash speculation in house property which must, if continued, have led to constant increases of rental, resulting in increased cost of living and discouragement of trade. The Bill has been very widely discussed and much help has been derived by the Rents Committee and the Government from the various letters, petitions, reports and other communications received. I would like to say that concrete proposals such as were received on this present Bill are always welcome. I would like to acknowledge too, the very great assistance I have received from the drafting of the Bill, the hon. member who represents the Justices of the Peace. The Government, Sir, are fully alive to the general and theoretical objections to the legislation of this kind, the undesirability of interfering with the ordinary working of economic law, the danger of discouraging new buildings and that is why—as you yourself have said, Sir—the Government have so far held their hand for a considerable time. But the situation has become so acute that it has been decided that some action is necessary. As a matter of fact I do not think the Bill ought to discourage new building because any new buildings finished after the Ordinance comes into operation will be entirely outside its scope. I would like, Sir, if I may—it will not take more than a few minutes—to refer again to the policy of the Bill and show how it proposes to work. The two possible causes, I suppose, of the present shortage of housing accommodation are, first of all, the influx of strangers—refugees into the Colony and, secondly, the failure on the part of builders and property owners to keep pace with the normal development of the Colony. I do not know how far that second cause affects the result, or whether it is an appreciable cause at all, but I will assume for the moment, that it is one of the causes of the present shortage. The situation created by the working of these two causes has been aggravated and made intolerable by two subsidiary factors,—one, the speculation in house property, which tends to drive up rents all the time; and, secondly, the greed of certain landlords. The Bill attacks these two subsidiary factors without which the two main causes would not have produced the position or, at any rate, that position would not have been felt so severely.

The two weapons it uses are the provisions of standard rent and the principle of no ejectment. While the Bill remains in force standard rent alone will be payable, and as long as the tenant pays that rent, and complies with the other terms of his tenancy, he cannot be turned out. With regard to the influx of strangers from elsewhere, the Bill provides that the present occupiers, who are permanent residents of the Colony, shall not be turned out of their houses to make way for people coming in from outside. It is not possible to attack the other main cause, i.e., the failure of the property owners to keep pace with the regular normal development of the Colony because, of course, we cannot create houses by Ordinance but we have encouraged new building by providing that any houses built after this Ordinance comes into force shall be entirely unrestricted as to rentals and they will thus get preferential treatment over existing houses. Certain amendments were published in the Gazette, but the general principle and scheme of the Bill remain unchanged.

Various suggestions have been made for carrying out the object of the Bill which the Rents Committee and the Government have been unable to accept. One was the proposal that the percentage to be charged should be based upon pre-war rents. That I have dealt with in paragraph 3 of the Objects and Reasons of the original Bill; I would only repeat that it would be extremely difficult, in fact it would be impossible, to fix one percentage for the whole of the Colony. It would have to vary in various districts and for different classes of property. A Rents Board has been suggested, and possibly that would be the fairest method if the Rents Board were omniscient and were permanently sitting and could work sufficiently quickly, but there would be great uncertainty, the delay would be great and there would be great expenditure of public and private time. I should very much doubt whether the decisions of that Board could be made so uniform as to be equally fair in all cases. At all events, it is not a proposal which we felt could be produced at such short

notice. Again, it is proposed that one of the subsidiary factors I spoke of just now, i.e., the greed of certain landlords, and chiefly of farmers of house property, should be checked by providing that farmers of house property, should be allowed to collect from the tenants below them only a certain percentage of what they themselves pay to their superior landlord. We found that was unworkable; different rates would have to be fixed for different parts of the Colony and different kinds of property in the same district. Some property would be perfectly safe; I do not suppose that tenants on the Peak or Bonham Strand often abscond without paying their rent, but in other parts of the Colony it is a real danger.

Another proposal which was made in the very able report of the Chinese Chamber of Commerce was that the second subsidiary factor, that of speculation in land, should be checked by providing that no rent should be raised for one year after the purchase of house property. That would be a much greater and longer interference with ordinary economic laws than the interference proposed by this Bill because it would last, in some cases, for at least two years and it would be also very difficult to keep track of the rents charged because, under the scheme which it is a part of, it is proposed that landlords should still have power to evict in certain circumstances. When a tenant was turned out and a new tenant came in the latter might not know what the late rent was and he might be charged very much higher. It would be impossible to keep track of all these rents, and the provision, I have no doubt, would be very largely evaded. It is suggested, also, that the collection of "shoe money" should be prohibited, but we felt that in a Bill already rather exceptional it would be unwise further to disturb existing practices by prohibiting a custom which, bad as it may be, is certainly widespread. While the Bill remains in operation there is no reason why anyone should be forced to pay any excessive "shoe money" because the weapon in the past for the exaction of "shoe money" has been the threat of eviction and if a man pays the standard rent, as long as the Bill remains in force, that man cannot be turned out. I hope the publicity given to the Bill will result in tenants realising this fact.

Another proposal, was that buyers of property for their own occupation should be able to enter into occupation even if no other accommodation could be found for the tenants who were ejected. I tried to draw up something to meet this but found it very difficult in detail. I also think it is not necessary. The buyer, if he is buying a house to live in, is either a resident here already or he is someone from outside. If he is a resident, he has a house in which he is living now and can continue. If he is a stranger, then I would say the permanent residents have a greater claim to its use. If it is an old business, a man has either his old premises in which he can remain, or, if it is a new business, then I say, again, that the old established businesses have the greater claim on us than any new businesses. But the rock upon which the proposal would split is the difficulty of providing against bad faith. The buyer would always say he intended to start a business but failure to secure capital, or arrange credits, or other circumstances, over which he had no control had prevented his doing so and he would proceed to let the house to somebody else.

The suggestion is made that the Bill should not apply to existing leases containing a clause to the effect that on sale of the property the landlord should be entitled to turn out the tenants by giving a certain length of notice. We are told there are many of these cases. If there are, I think that any provision of this kind would cause very great hardship. For example, it would result in what is known as the "Broadwood Terrace case" being taken out of the scope of the Bill altogether. It is also proposed that the Bill should be extended to the case of offices and godowns. That case depends on entirely different considerations from the case of domestic tenements. The object of the Bill is to keep a roof over the heads of existing occupiers, to give them somewhere to live and keep; it is not to protect trade generally but merely domestic tenements. The tenants' petition asks for schools and club-houses to be included. If they are used for human occupation, they are included; if not, they are outside the scope of the Bill. It has also been suggested that the Bill should provide that tenants should be required to give six months' notice, in the case of shops, and three months' notice in the case of purely domestic tenancies, if they wish to terminate tenancies. I submit that that is outside the scope of the Bill. The object of the Bill is to protect tenants, not landlords. In the present shortage, I think it is no hardship to landlords if tenants leave on giving the usual notice. I see no reason whatever for altering the terms to the tenants to which the landlords have agreed. The Bill will only be in force during the house shortage, and during a house shortage a landlord will have no difficulty in getting fresh tenants. It is also proposed to prohibit long names in new leases. This subject has been discussed for many years here and has always been found too difficult for solution. We could not make a provision of this kind part of old leases and in new leases the landlord could always refuse to accept a long name and demand an individual name.

Another proposal is that tenants should not be allowed to transfer or sublet without the consent of the landlord. I find it rather difficult to discover the object of this proposal. The new tenant cannot legally be required, if the tenant transfers his tenancy somewhere else, to pay any more than the old tenant. If the object of this proposal is that the landlord may get any "squeeze" or illicit gain, which is contrary to the spirit of the Ordinance, then I submit that we ought not to help the

landlord to get that. There is always a danger that a tenant may hand over to someone else in return for premium, or an increased rent, and risk the tenant taking the law against him. I submit we ought not to help the landlord to get that illicit gain and there is no reason for this proposal. Certain persons have asked us to farmers' leases. They are not extended by the Bill. No lease that covers more than one single building is extended by the Bill. Another proposal is that the Bill should provide that rent should be recoverable only in respect of calendar months. When the Republic was founded the attempt was made to introduce the Gregorian calendar but I understand that the Chinese generally use the old calendar, except in dealings with Europeans, and I think it would be a mistake to deal with such a very widespread custom as the use of the Chinese moon instead of the calendar month. The only other proposal I want to mention is that the standard rent should be taken as the rent on the 30th June provided it is not more than 10 per cent. over the rent on the 31st December. We find that the rents last December were so high and have been increased since then—that these cases were so numerous—that we thought the fair thing would be to take the rent on the 31st December.

I would like to mention shortly the principal amendments which I will propose in paragraph (b) to clause 2 and the effect of it is to bring within the Bill every hotel and boarding house falling within the boarding house rules. There are six classes of boarding houses affected: Chinese hotels, 1st and 2nd class boarding houses, and Chinese Seamen's boarding houses. We propose to include these because they are so very generally used not merely by visitors but by permanent residents and also by persons whose presence here is essential to the trade of the Colony. It is proposed to add a further paragraph to sub-clause 1 of clause 4 providing that, if a lessor *bona fide* requires possession of the domestic tenement to pull it down or to reconstruct it so as to make it a new building under the Public Health Ordinance, then he shall be entitled to turn the tenant out on giving three months' notice. An amendment to sub-clause 4 of clause 4 is intended to provide that nothing in this Ordinance is to affect the operation of the sections of the Public Health Ordinance which give power to turn tenants out of a house without any notice at all, when it has become dangerous. The proposed new sub-clause 3 of clause 4 is taken from the English Act and provides that if the lessor has obtained possession and it is made to appear subsequently that the order was obtained by concealment, or misrepresentation, the Court may award such damages to the tenant as it may think fit. It is also proposed to add six clauses to the Bill, Nos. 12 to 17. Clause 12 will give the assessor power to alter the valuation when the present valuation is based on rents higher than the rents last December. It is only fair that if a landlord has returned a higher figure on account of increased rent and is now going back to the December rent his assessment should also be reduced. There are two drafts of Clause 13: the clause which it is now proposed to move is the second draft. It provides that:—

If the rent recoverable from the tenant in actual occupation of any domestic tenement on the 31st day of December, 1920, (a) was a rent which had been agreed upon in writing at some date before the 1st day of January, 1918, or (b) was not higher than the rent recoverable from the tenant in actual occupation on the 1st day of January, 1918, it shall be lawful for the lessor of such tenement to apply to the court to fix such other rent than the standard rent as the court shall think fit as the rent to be paid in respect of such tenement during the continuance of this Ordinance, provided that nothing in this section shall affect any rent which became due before the commencement of this Ordinance, and provided that nothing in this section shall entitle any lessor, during the currency of any written lease of any domestic tenement for a definite and unexpired term, to any rent higher than the rent reserved in such lease.

The 1st January was taken because that was just before the rents of property began to go up. We understand that the rents of Chinese property began to rise early in 1919 and of European property not materially till after that, the middle of the next year. But we felt it was impossible to discriminate between the two classes of property.

Clause 14 provides that the Court may allow the lessor to charge a higher rent if he has spent or is spending \$500 upwards in improvement of the property, which would have the effect of increasing the rateable value. Clause 15 provides, in effect, that if a man is lessee of two or three houses and keep one or two floors himself for his family and servants, and his lease expires, he shall not be entitled to keep possession of the whole of the property. The bulk of it goes back to the landlord to let to a new tenant or the old one, but the latter is only entitled to retain possession of the part he occupies himself, so that any advantage of increased rents will go to the landlord and not to the lessee. That is only fair, because the tenant's lease is only for a definite term and that term—in the case I have put—will have expired. Clause 16 deals with "shoe money." It does not prohibit it, generally, but provides that no person shall, as a condition or a pretended condition of the grant, renewal or continuance, by himself or any other person, of a tenancy of any domestic tenement, demand payment of any sum of money whatsoever in addition to the rent. Anyone who does so is liable to a fine of \$1,000.

(Continued on page 4.)

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[1168]

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HONGKONG LEGISLATIVE COUNCIL.

(Continued from page 3.)

Clause 17 provides that any rent not payable under the Ordinance which has been paid by mistake can be recovered from the landlord and stopped out of the next rent payable. I beg, Sir, to move the second reading.

The COLONIAL SECRETARY seconded.

The ATTORNEY-GENERAL formally moved, and the COLONIAL SECRETARY seconded, that counsel who were present (in wig and gown) to support petitions for and against the Bill, should be heard by the Council.

The motion was agreed to.

MR. ALABASTER'S ADDRESS IN OPPOSITION.

MR. C. G. ALABASTER said: May it please your Excellency and members of the Council, I am instructed by 31 proprietors of domestic tenements in Hongkong, who represent between them many millions of dollars of invested money, to present their petition, copies of which are, I think, in the hands of all the members of this honourable council, and to represent their views on this matter. I do so at the risk of being described, as I have already been described in a petition in anticipation, as a "counselor of evil"; for it is a principle of that British justice, which is represented by the law and is to be found in those institutions, such as this, where the law is made, that all sides are entitled to a hearing and all sides are entitled to be represented by spokesmen. Now this Bill is opposed by those I represent, and many more who have not had time to prepare or sign petitions, because it is a bad Bill. It is a Bill which, as confessed in the memorandum of Objects and Reasons, was prepared in a hurry, which does not carry out the suggestions on which the Committee appointed was instructed to act, and which attempts to meet a situation which is not a sudden emergency but which is the result of a number of contributing causes which have operated during the last 10 or 15 years and which this Bill does nothing to remove—in fact which this Bill does much to accentuate. The chief of these causes has been the policy of the Land Sales Department of this Colony. The harassing restrictions which are placed in the way of every applicant for land, in whatever part of the Colony he may be, has forced people who are desirous to build to go as far as possible into the market and buy private land in preference to Government land. They will rather pay more and be sure they get the land they ask for than take months and months of trouble, resulting in the land being purchased by someone else. This is one of the causes, and perhaps the main cause, of the situation which has brought this Bill about. The second cause is the fact that the military authorities own large sections of land in the centre of the town which they do not require and which they do not put to use. That has caused a congestion which is inevitable and led to the law of supply and demand of private property soaring to great heights. And the third and more temporary cause is the general trade slump which started about a year ago. After the war there was a trade boom and money was locked up in trade, but the trade slump has caused money which would otherwise have been invested in commercial enterprises being devoted to the purchase of shares, or the acquisition of landed property, with the result that both shares and land in this Colony have recently boomed. The money was legitimately invested and invested on the faith that the investors would get an adequate return for the money invested. Properties have changed hands in the last few months, not only on the basis of the rents then paid but on the basis of the return the landlord expected to get for his money, the law expects him to increase his rents, and that is why a Bill such as this, which destroys the sanctity of contract, and which is retrospective, will destroy that very confidence on which all trade and all investment is based. So far from leading to further building it will make further building in this Colony almost impossible, for once the Government sanctions the principle of retrospective legislation there is no limit to the amount of retrospective legislation which may be subsequently introduced, and no one will know what return he may get upon his money. Clause 3 of the Bill states that "notwithstanding any agreement to the contrary, whether made before or after the commencement of this Ordinance, and whether oral or in writing, no rent shall be recoverable" except the standard rent and that rent was fixed as the rent of last December. One of the results of this will be that persons who have, with the assistance of the law, evicted the tenants of last year by offering to pay a higher rent to take their place will now be protected and permitted to pay only the rent that was paid by the people that they themselves dispossessed. I think the greatest possible objection to this Bill is the clause which fixes the 31st December last year as the date at which the standard rent should be fixed. If it is necessary to fix a standard rent surely the rent of the 30th June would be a better one, for at that date it was known that the Government contemplated such a Bill and subsequent purchases of property, if any, have been made on that understanding. With your Excellency's permission I will read the petition as I go.

TO HIS EXCELLENCY SIR REGINALD EDWARD STUBBS, K.C.M.G.,

Governor and Commander-in-Chief of the Colony of Hongkong and its Dependencies and Vice-Admiral of the same, and to the Several Honourable Members of the Legislative Council of Hongkong.

The Humble Petition of Li Wai Po, Chung Ting Chiu, Wong Sing Faj, Tang Hung, Tsui Kin Kwok, Tang Wai, Leung Hing Ip, Chiu Wai, Leung Wai Nam, Leung Shiu Kap, Fung Im, Chin Wong Shi, Sz To Shun Cho, Cheng Yuen, Leung Ying Chi, Pan Choong Lam, Chan Hoi Lam, Ho Cheuk Ting, Leung Sai Chun, Yu Wai, Chan Wing Sing, Yuen Sam, Lau Kat Choi, Luk Choi Ting, Tam Chai Yat, Pün Cheung Shi, Yeung Ho, Wong Ping T ng, Chan Ka Ming, Chan Ka On, and Chau Shing Lee, all of Victoria in the Colony of Hongkong, Property Owners.

Sheweth:—

1.—That your petitioners are proprietors of domestic tenements in Hongkong and desire to point out to Your Excellency and Honourable Members of the Legislative Council certain objections to the proposed Ordinance to amend the law relating to the recovery of possession in certain cases and to restrict the rents of certain domestic tenements and to amend the Rating Ordinance, 1901 (hereinafter called "the Bill").

2.—Your petitioners verily believe that their views, as expressed in this petition are shared by a large majority of the owners of domestic tenements in Hongkong.

3.—That your petitioners view with alarm the principle of the whole Bill as unduly interfering with the law of supply and demand and as tending to prevent the free development of the Colony. That notwithstanding the exceptions contained in the Bill as to newly erected property your petitioners do not believe this will lead to the erection of any considerable number of domestic tenements seeing that there is no guarantee contained in the Bill that a similar Bill will not be passed in the near future bringing such newly erected property within its provisions. Your petitioners, therefore, humbly beg to submit that a provision be added to the Bill providing that all buildings now in course of erection or hereafter to be erected shall be excluded from the provisions of this or any Bill to the like effect for a period of at least 15 years.

4.—Your petitioners also humbly beg to submit that this Bill if passed will cause a serious fall in the value of domestic tenements and that a considerable loss will fall on those persons who have recently purchased property on the basis of the rentals now prevailing in the Colony.

5.—Your petitioners further humbly submit that the Ordinance should not be made retrospective but that the standard rent should be the rent payable on the coming into force of the Bill which should not be a date earlier than the date upon which the Ordinance receives the assent of His Excellency the Governor for the following reasons:—

(a) That purchasers of property since the 31st day of December, 1920, have purchased the same on the basis of the rentals payable at the time of purchase and on the basis of the rents which your petitioners knew the rents were willing to pay in respect of the properties occupied by them.

(b) That mortgagees have lent money on such properties the amount of loan being based upon the value of the property calculated on the basis of the rents payable at the time of the mortgage and on the saleable value of similar property in the open market which value was based not only upon the rentals then paid but on the demand for domestic tenements in Hongkong.

(c) That in many instances property sold since the 31st day of December, 1920, on the basis of the standard rent is fixed at the rent on the 31st day of December 1920 would not be sufficient to pay rates insurance repairs and interest on mortgages and give a fair return on the purchase money.

6.—Your petitioners further humbly submit that in respect of domestic tenements which require extensive repairs necessitating a large outlay the passing of the Bill will make it impossible to execute such repairs and obtain a fair return on the money expended.

7.—Your petitioners, therefore, humbly submit that a provision should be added to the Bill allowing the standard rent to be increased by 10 per cent. per annum on the amount expended in such repairs and not 8 per cent. on and above \$300 as in the proposed amendments to the said Bill.

8.—Your petitioners further humbly submit that unless the 15 per cent. mentioned in paragraph 8 of this Petition be allowed one of the consequences of the passing of the Bill will be that owners of property in a poor state of repair will refrain from executing repairs and will allow the property to be condemned under the provisions of the Public Health and Buildings Ordinance 1903 while new buildings not subject to the provisions of the Bill will be erected and the tenants of the buildings so condemned will be forced to go into such new buildings and new buildings not subject to the Bill will thereupon be built on the site of the condemned buildings.

10.—Your petitioners further humbly submit that the definition of domestic tenements contained in Section 2 (b) of the Bill is worded so as to include shops and they desire that the sub-section shall be altered so as to exclude shops.

Mr. ALABASTER: It is stated in the Objects and Reasons that it does not include shops unless the man or his employer live on the premises. But I am unable to accept that as a true reason of the clause which states that a domestic tenement includes every building which is subject to a separate letting and which is used wholly or in part for human habitation, for it is common knowledge that in this Colony the upper floors of premises which are used as domestic premises are employed and let out as shops on the ground floor.

11.—Your petitioners further humbly submit that in addition to the case in which notice can be given to a tenant under the Bill a provision should be inserted to 4 (1) (c) allowing lessors to give notice to tenants in cases where they desire to provide accommodation for their own families or relatives upon the same conditions as are provided in Section 4 of the Bill. In addition your petitioners beg to submit that the procedure in Section 4 (1) (c) (d) and (e) of referring to the Court the right of a lessor to give a notice to quit is cumbersome and likely to cause much discontent and litigation and beg to suggest that in addition to the above procedure an alternative should be provided allowing the lessor to give 4 months' notice in the case of domestic tenements without reference to the Court and without the necessity of providing suitable accommodation.

Mr. ALABASTER: It is a common practice among wealthy Chinese to house their relatives and it is reasonable that the causes which entitle them to recover from a tenant should be extended in order that their families and relatives be provided with accommodation upon the same conditions as are provided in Section 4 of the Bill.

12.—Your petitioners further beg to submit that the suitability of the accommodation to be provided by a landlord on being allowed to give notice to a tenant should be more strictly defined.

Your petitioners therefore humbly pray that Your Excellency and the several Honourable Members of the Legislative Council will be pleased to take into consideration the foregoing submissions of your petitioners with a view to the rejection of the said Bill or the amendment thereof in order to meet your petitioners' submissions. And your petitioners will ever pray, etc.

Mr. ALABASTER added: There is another petition which is, I believe, being signed at the present moment. The landlords have been in this difficulty as against the tenants with regard to this Bill: It is easy to draft a petition which requires all praise and no amendment, but the Government inserted in the *Gazette* on Saturday a number of proposed amendments all of which had to be considered in the criticising of the petitions which were being drafted, and the petition I have just read has had to be entirely re-drafted since Saturday. The other petition, which will probably be presented to-night or to-morrow, whenever it is signed, contains certain arguments which, with your permission, I will incorporate as part of my argument.

In this case the petitioners humbly state:—(a) That such Ordinance is not necessary, is unequal for, and is an unwarranted interference with the right of free contract; (b) That rents generally are not unreasonably high, having regard to the cost of building and repairs; (c) The proposed Ordinance is a gross interference with the law of supply and demand—(the wording of this petition is not mine); (d) A law such as that proposed will undermine the confidence of the Chinese generally in the Government of this Colony; (e) That large properties in this Colony have been recently purchased by your petitioners and others based on the present rentals of such premises; (f) The present influx of people from China does not consist of people of the poorer classes but of the wealthy classes who bring much wealth to the Colony. If accommodation is not found for these people, the money of whom will stay permanently in the Colony, the Colony will be deprived of many benefits it would receive; (g) That the proposed Ordinance is in derogation of the Crown leases wherein no provision is made for the restriction of rent; (h) That the more easy facilities been given for the granting of Crown land, less harsh restrictions imposed, and less official obstruction, the present position would never have arisen. Your petitioners further state that if an Ordinance such as proposed is indispensable in the interests of the Colony then it should be on the following basis: It should be enforced for a period of one year and no more, with a guarantee that it will not be renewed. The standard rent should be on the basis of rent payable on the 1st July, 1921, but, if rents had been increased more than 20 per cent. since the 31st December, 1920, then the standard

rent should be equivalent to the rent paid on the 31st December plus 20 per cent. That legal authority for notice to quit premises should be three months in the case of residential and six months in the case of shop property. If longer periods are required they can be arranged by agreement. In the Ordinance no provision is made for uncompleted contracts for sale. One can anticipate a great deal of litigation arising out of this Bill. There is little or no protection against sub-letting. I should like to say a few words about that. I can see nothing in this Bill which will prevent the greatest extortion which exists in this Colony and that is the rent charged by—it is generally a woman—the principal tenant of the floor who rents out cubicle spaces and bed spaces. It would have been better, I submit, to have adopted a standard rent as from to-day as a temporary measure to permit of persons who have had their rents raised since the resolution increasing the rates to submit their case to a board of three who could decide whether the rent was raised in consequence of that resolution or otherwise justified, and to abolish all the other clauses of this Bill. But this Bill as I have said before, does not attempt to meet the evil, which is that if the public is to be restrained from charging too much for this private land it can only be by releasing more public land for private use.

Mr. F. C. JENKIN: I am in the fortunate position of appearing, on the instructions of Mr. Wilkinson, for the tenants, and therefore am not in the same category as my friend, Mr. Alabaster. I am here merely to voice to Your Excellency the enthusiasm and gratitude of the tenants, as witnessed by the petition the Honourable Secretary for Chinese Affairs has put in this afternoon, and their gratitude at the reception accorded their petition by the members of this Council and the Committee appointed by this Council. There is only one matter in connection with which I would ask your Excellency's indulgence and that is with regard to one of the sections of the Bill and an amendment which was proposed in Saturday's *Gazette* under sub-section (d) of section 4. I do not know whether it would be more appropriate that I should address myself to that in Committee or—

His Excellency: I think the Council would prefer you to deal with the matter now.

Mr. JENKIN: The section deals with the restrictions on the right to possession and the protection of tenants against ejection. The proposal is to put in after the words "to quit" in the first line the words "or has or shall have agreed in writing to quit." The proposed addition was, in common with the rest of the section, retrospective in effect and would mean that the Court would be entitled to make an order of ejection against any tenant who, prior to the coming into force of this Ordinance, had agreed in any shape or form in writing to quit. That would work considerable hardship in certain cases and as I am instructed it has been done so already. The circumstances are these. The tenant is notified by his landlord that he must quit the premises he is occupying. He arranges with his landlord for a period of grace during which he may find what is called alternative accommodation. Assuming he has found alternative accommodation, and if subsequent to that, the knowledge of this intended Ordinance caused the offer to be withdrawn, what is his position? He has agreed with his previous landlord to quit his premises and therefore the Court can make an order of ejection, whereas he has had the alternative accommodation to which he thought he was going withdrawn from him. The tenants are not asking for much because they have met with considerable consideration from this Council. They are asking, in so far as it is the desire of the Council to give the right of ejection, where agreement to quit shall not be retrospective and that that sub-section shall read so as to make it operative only from the passing of this Ordinance. A case of that kind has been brought to the notice of Mr. Wilkinson—and I am instructed it is a bad case—where a man having agreed to quit has been left, as it were, out in the cold by reason of the enforcement of the agreement and the withdrawal of the alternative accommodation. Therefore, I ask you when in Committee, to consider the possibility of making that portion read as from the operation of the Ordinance and not retrospective. There is a provision in the New Territories Law to the effect that where at the time of taking over the Territories a person had agreed to a sale of land, that, when a certain Ordinance was put into operation, it was agreed that this agreement for sale should not be operative unless the person came in and confirmed his previous agreement of sale. To what extent I have properly stated the facts I cannot say, but, if that is so, it is a precedent for the application of that principle here—that after a man has made an agreement to quit it should be confirmed before the Court should make an order of ejection.

His Excellency: Does any hon. member desire to address the Council? No member signifying any desire to do so.

(Continued on page 5.)

HONGKONG LEGISLATIVE COUNCIL.

(Continued from page 4.)

SPEECH BY H.E. THE GOVERNOR.

H.E. THE GOVERNOR said: Gentlemen, I did not intend to speak on the second reading of the Bill, but it has come to my notice that in speaking previously I, by an unfortunate slip, confined myself to dealing only with one case of gross extortion. I was carried away rather by the side issue of "farming" and did not give you the other information. I should like to take this opportunity of amending that mistake. I am glad, as a matter of fact, that I confined my remarks to one particular case because the result of my doing so was to produce a letter in the newspapers from the Hongkong Land Investment Co., which afforded the best argument I have yet seen for the passage of such a Bill as this. I am not referring to the ingenious argument to show that an increase of \$200 equivalent to one of \$11, or even of \$10, would have been if circumstances had been entirely different. Personally I am seldom impressed by arguments based on the old French saying that "if my aunt had been a man she would have been my uncle." I think it is safer, if we look at the facts. There was a passage in the letter in which it was shown that as a result of the farming system, the Land Investment Company had received in respect of certain tenements an income representing 0.52 per cent. on their expenditure. Well, if 0.52 per cent. is the amount which the landlord was getting from his tenant, I should say it was not entirely unreasonable. I should have accepted it with pleasure in those days when I was in the position of a landlord. One took risks of property standing vacant. This 0.52 represents the net result to the Hongkong Land Investment Co. That is what is paid to them by the farmer. I contend that this is far too much. The rent is farmed by one man who probably farms it to another, and by the time it gets down to the tenant he is paying not 0.52 per cent. but probably 10 per cent. Even if there is only one farmer and he confines himself to the very moderate rate of 0.5 per cent. on capital that would make 10 per cent. the tenant is paying on the property. That is too much. This is one of the evils of the farming system which is a matter, I consider, that ought to be dealt with and requires dealing with at once. I suggest to the Council that in the letter before us we have overwhelming reasons for dealing with the farmer at an early date. Let me give you other instances. The first is a case in Living Street—it is a case in which a farmer is concerned. The rent was raised from \$12 to \$16 in May, and it was proposed to raise it more

DON'T SIGN THE PETITION IF YOU BELIEVE YOU CANNOT BE TRUSTED WITH A VOTE.

recently from \$10 to \$20. I do not think it will be contended that the value of money has gone down 50 per cent. since the beginning of this year; so that appears to represent an increase for which there is no justification. This case is not an extraordinary one. On these facts being represented to the farmer he thought it better to compromise at \$17. The next case is from Nathan Road, Kowloon. The rent was raised \$30 a house—more than 25 per cent. increase. This is an interesting case because the ground given for the increase of rent by the landlord was that if he were to build the land would cost him \$20,000 and the land might be valued at \$20,000. Such an argument is entirely irrelevant. He is not building, but taking advantage of the unjustifiable increase of the rents paid by his tenants. Another case is in Austin Road, where the rent of one room began at \$7, then it rose to \$15 and then to \$17. The tenant having renovated the premises the landlord put up the rent to \$18.50. The next case is from Mody Road, Kowloon. The rent in March, 1919, was \$100; in March, 1920, it became \$105; in September, 1920, it became \$115; in July, 1921, \$135. That is as good a case of extortion as I have yet met. The next case is from Hollywood Road, where the rent was raised from \$30 to \$70, and there was a case in Wanchai Road, where the original rent a few years ago was \$15, and was raised to \$20 in January, 1921, and was raised to \$30 in April and recently to \$35. I think that is a sufficient answer to the suggestion that the rents fixed should be those of 30th June. In a case in Morrison Street the rent of \$175 was raised in the fourth month to \$200, and now it is proposed to raise it to \$260. In Chatham Road land was leased in 1911 by the Land Investment Company at \$2. They then adopted the system of farming and the rent was raised to \$14, and the second man raised it to \$19, and at the same time "shoe money" of \$40 was demanded. There are two cases in Cross Street, Wanchai. The rent was raised in one case from \$14 to \$28; and in another from \$11 to \$28. In Graham Street a rent of \$20 was raised in August, 1920, to \$70 and it was now proposed to raise it to \$100. In Gough Street rent was raised from \$27 to \$30, then to \$37, in these cases supply all the commensures. They speak for themselves. His Excellency then put the motion for the second reading of the Bill to the Council, and it was passed without a dissentient vote. The Attorney-General then moved that the Council go into Committee to consider the Bill clause by clause. The Colonial Secretary seconded and the motion was agreed to. His Excellency invited Council appearing for petitioners to remain if they so wished. Mr. ALABASTER remained to press the amendments he had indicated in his address.

THE COMMITTEE STAGE.

On Clause 1, the Attorney-General moved to amend the long title by the addition of "and to amend the Rating Ordinance, 1901."

The motion was agreed to. On Clause 2, the Attorney-General proposed to amend paragraph (2) as follows:

- (a)—Insert after "habitation" in the fifth line, "and every hotel and boarding house falling within any one of the classes of boarding houses specified in Rule 1 of the rules made by the Governor in Council under the Asiatic Emigration Ordinance, 1915, and the Boarding House Ordinance, 1917, and published in the Gazette of the 19th day of October, 1917."
- (b)—Amend paragraph (ii) by adding "or their families."
- (c)—Amend paragraph (iii) so as to read—
- (iii)—Any hotel or boarding house which does not fall within any one of the classes of boarding houses specified in Rule 1 of the rules made by the Governor in Council under the Asiatic Emigration Ordinance, 1915, and the Boarding House Ordinance, 1917, and published in the Gazette of the 19th day of October, 1917.
- (d)—Insert the following paragraph:—
- (iv)—Any part of any hotel or boarding house whatsoever.
- (e)—Remember the present paragraph (iv) as paragraph (v).
- (f)—Add the following paragraph:—
- (vi)—Any building for the time being vested in the Custodian of Enemy Property, or any part of any such building.

H.E. THE GOVERNOR: Perhaps this may be a good opportunity to make it quite clear that property belonging to the Secretary of State for War cannot be subject to the operation of this Bill. The War Department have allowed some portion of the married quarters to be leased and so helped to relieve the pressure on the housing accommodation. Now, however, these quarters are required for the married families of troops, and therefore, present tenants have received notice to quit. I should like to make it quite clear that this Bill does not limit the powers of the Secretary of State for War in that respect. I do not know whether this would be the place to propose an amendment to make that clear.

The Attorney-General: The Ordinance would not bind the Crown. If an amendment were inserted, it might give ground for arguing that other Crown property was in a different category. Obviously if the military require this property they must obtain possession of it. If the Ordinance prevented them, special legislation could be introduced. His Excellency THE GOVERNOR: I do not think it will be necessary.

Mr. ALABASTER: On this clause, as pointed out in the petition, it is not clear whether shops are intended to be included or not. We know offices are not included and I think the clause should be made perfectly clear.

The Attorney-General said that if a shop were let separately and no part of it were used for human habitation, it would not come under the Bill, but in the case of Chinese shops they were so used.

The SECRETARY OF CHINESE AFFAIRS: The petitioners are quite satisfied and they do not doubt that a shop is included, having no doubt whatever that a shop is a domestic tenement. They could always prove, in case of need, that they do occupy their shops.

The Hon. Mr. LAU CHU-PAK agreed. Mr. ALABASTER said that as the clause was worded now a "shop" was apparently governed by whether there were people upstairs or not.

The Attorney-General said that shops were used for habitation by the Chinese. His Excellency asked if Mr. Alabaster desired to omit shops.

Mr. ALABASTER said he did, and to put them in the same category as offices and "downs."

The Attorney-General: Even if they are used for habitation. Several members remarked that all Chinese shops were used as human habitations.

The Attorney-General: The proposal would defeat the object of the Bill with regard to a very large number of dwelling-places.

Mr. LAU CHU-PAK: Shop-keepers have suffered more than anybody else.

His Excellency: If no member desires to move an amendment, the clause, as amended, stands part of the Bill.

THE STANDARD RENT.

On sub-clause (1), of clause 2, Mr. ALABASTER said the petitioners he represented desired that the standard rent should be the rent which obtained on the 30th of June.

His Excellency: That matter has been very fully considered. I feel that the Council is unanimously of opinion that the date should not be altered.

The SECRETARY OF CHINESE AFFAIRS: There are 200,000 petitioners who beg to put June 1st, 1914.

His Excellency: My own inclination was to go back to 1914, but the difficulties were too great and December, 1920, though not the best possible date, is the most convenient one.

Clause 2, as amended, was then approved.

Clause 3 was adopted with verbal amendments. The Attorney-General moved several verbal amendments to Clause 4, and referring to para (c) he said the effect of the clause as it stood would be to make a man living on the ground floor liable for the conduct of tenants above. He could not turn them out, and it would be an unfair obligation to place upon him. If they misconducted themselves he might be turned out by the landlord, or it might be a collective affair.

His Excellency: On the other hand, ought not a tenant to be responsible for any person he puts in his house?

The Hon. Mr. POLLOCK: They may be sub-tenants of his sub-tenants.

The sub-clause was allowed to remain as drafted.

On sub-clause (d) of Clause 4, His Excellency recalled Mr. Jenkins' point as to the position of a man who had agreed to quit but who found that alternative accommodation had been withdrawn. He said it would be rather difficult to frame a clause so that inconvenience would fall impartially on the right person. The landlord would not be able to get an increased rent from anybody else and would probably agree to a compromise and prefer that the tenant he knew should remain.

The Hon. Mr. P. H. HOLYOAK: I think the matter will adjust itself, such cases will be very few.

The Hon. Mr. ROSS mentioned that a man subject to a fine of \$100 a day for every day he remained on certain premises after July 1st, had decided when he heard of this Bill to remain on and he (Mr. Ross) told him he thought he would be justified, and would be upheld by the Courts. The petitioners seemed to think the Courts would give the landlord damages but he did not think so, because the man was intimidated into giving that agreement, by which he was being charged \$100 a day, instead of \$200 a month before. Mr. Ross did not think the landlord would wish to get the tenant out, knowing that he would not get any more from a new tenant.

The Hon. Mr. LAU CHU-PAK thought the clause, as amended, was the most satisfactory compromise that could be arranged.

It was agreed that the sub-clause should stand part of the Bill.

On paragraph (c) of sub-clause 1 of Clause 4.

Mr. ALABASTER said the petitioners would like the word "lessors" to be extended to include his families and relatives who should have the same consideration as was shown to his employees.

His Excellency: Are they not included?

Mr. ALABASTER: Not necessarily, under the Chinese system of family life.

The Hon. Mr. ROSS thought the Courts would hold that anyone of the same surname was a member of the family; it is the clan.

Mr. ALABASTER: Should it not be limited to families?

The Hon. Mr. POLLOCK: Perhaps Mr. Alabaster means his wives and children?

The Council adopted a suggestion of His Excellency that the words should be "himself and his family." His Excellency thought "relatives" was too wide a phrase.

The Attorney-General moved to add the following paragraph after para. (c) in sub-clause 1 of Clause 4:

(f)—The lessor *bona fide* requires possession of the domestic tenement in order to pull down such domestic tenement or in order to reconstruct such domestic tenement to such an extent as to make such domestic tenement a new building within the meaning of the Public Health and Buildings Ordinance, 1903, and shall have given the tenant three months' notice to quit.

Subsequent amendments, and additional clauses proposed by the Attorney-General were adopted without discussion.

THE THIRD READING.

On the Council resuming.

H.E. THE GOVERNOR said in this case, for the purposes of Rule 48 of the Standing Rules and Orders, I declare that an emergency exists, and that in my opinion it is desirable in the public interest that Rules 42 and 47 be suspended, so as to enable the bill to be carried through the remaining stages at this sitting of the Council. The grounds for this declaration are that, as the object of the bill is to protect the tenants of domestic tenements from unreasonable increase in rental and from arbitrary termination of their tenancies, and as rents have been and are being raised unreasonably, and as attempts have been and are being made to eject tenants who are unwilling or are unable to pay such increased rents, it is desirable to pass the bill immediately so as to afford relief to as many as possible of the class, which the bill proposes to protect.

The COLONIAL SECRETARY seconded and the suspension of the Standing Orders was agreed to.

The Attorney-General then moved the third reading of the Bill.

The COLONIAL SECRETARY seconded, and the Bill was passed.

THE ADJOURNMENT.

His Excellency: The remaining business on the agenda we do not propose to take. In any case I fear these Bills will not be ready this week. I propose, therefore, that we should adjourn *sine die*.

I should like, before we go, to express my thanks to members of the Committee and more especially, if I may say so, to the Attorney-General and his learned colleagues. The Hon. Mr. Pollock, for the immense trouble they have taken in producing this Bill, which I trust will be successful in attaining the object for which it was devised.

FINANCE COMMITTEE.

A meeting of the Finance Committee was afterwards held. The Colonial Secretary presiding.

THE GAP ROCK CABLE.

The Governor recommended the Council to vote a sum of \$18,616 in aid of the vote Public Works, Recurrent, Communications, (8) Maintenance of telephones including all cables.

The CHAIRMAN: This sum of \$18,616 is the amount required for repairing the cable to Gap Rock. We took advantage of the presence of the cable ship *Patrol* in the waters of the Colony to employ her in recovering the cable and finding out what was wrong. Fortunately the cable was recovered in about two days after the ship actually got to work, and it was found that the cable had been clean cut across. By whom and how it was done was not clear. It may have been by a fishing boat recovering her anchor. It required half a mile of large cable and nearly 2½ miles of smaller cable and nearly 2½ miles of smaller cable to effect the repair. The half mile of large cable \$200, (1) the rest of the cable \$1,016 and material \$210—a total of \$2,216, of which \$19,616 is the equivalent in local currency. It was a successful but rather expensive job.

Approved.

(Continued at foot of next column.)

COMPANY MEETING.

THE UNITED ASBESTOS CO.

The annual meeting of this Company was held yesterday, at noon, when Mr. G. Morton Smith (Chairman) presided and there were also present Mr. J. Owen Hughes, Mr. W. C. Shiner, Mr. C. Gerken, Mr. H. J. Silver and Mr. G. R. Edwards (Secretary).

The Secretary having read the notice convening the meeting and the minutes of the previous meeting having been confirmed.

The CHAIRMAN said: Gentlemen.—The report and accounts having been in your hands for some days, I will with your permission, take them as read. During the earlier months of the financial year under consideration, your Company's business suffered some falling off in Revenue, but I am glad to say that returns latterly have shown great improvement, and, taking into consideration the general and world-wide depression in trade which has existed throughout the period under review, we have every reason to be satisfied with the profit on trading as shown in the accounts. From the balance available for distribution, your General Managers feel justified in proposing the payment of dividends and bonus on the same basis as last year, and I trust the allocation recommended will meet with your approval. Owing to the age of the steam launch *Gladiator* it is thought advisable to set aside a sum of \$10,000 out of revenue to meet possible expenditure in this connection in the near future. Stocks were carefully checked on May 31st and a liberal allowance made for depreciation, and your land and godown premises stand in the books at a very conservative figure. I now beg to propose the adoption of the report and accounts as circulated. When this has been seconded I shall be pleased to answer, to the best of my ability, any questions shareholders may desire to ask.

Mr. J. Owen Hughes seconded the resolution and congratulated the general managers, superintendents and officials of the Company on the very efficient manner in which its affairs had been conducted and its interests watched.

The report and accounts were then adopted.

Mr. GERKEN proposed and Mr. SILVER seconded, the re-election of Mr. F. Maitland as auditor at a remuneration of \$300 per annum.

This was carried and the meeting concluded.

THE HONGKONG GOVERNMENT.

The following comment is from the *N.C. Daily News*:

"Those in Shanghai who have watched the struggle in Hongkong for greater unofficial representation on the Legislative Council will learn with interest that the Ceylon Legislative Council met last month, under its new constitution. By this departure from the old order of things the unofficial members have been given more power, and as the Governor rightly said, more responsibility. Such is not the case in Hongkong for the unofficial minority there can never carry a point against the Government. And consequently they have really no responsibility, or if they have, no means of exercising it. It is difficult to conceive why, if some measure of constitutional reform is granted to Ceylon, similar action may not be taken with regard to Hongkong. Certainly there is not very much real difference in status between the two and the safeguards that must of necessity be maintained, in the Imperial interests, in Ceylon would be as amply adequate in the case of Hongkong. It is to be hoped that those who are agitating for constitutional reform in Hongkong will continue to do so until their point is gained. There is so much to be done of a municipal nature which need in no way interfere with the wider activities of officialdom, and so many men of ripe judgment and executive ability that it is now open to question whether government by a majority of officials, whose outlook is always more circumscribed, can have anything but a retarding effect on the progress which such an important centre ought to make."

EXTRATERRITORIALITY, A WARNING INCIDENT FROM CHEFOO.

The following incident from Chefoo has been related to the *N.C. Daily News*, as an instance of the kind of thing which may be expected to occur should extraterritoriality be abolished in China.

A Chinese cook employed by a Russian went to the local yamen stating that his master owed him \$20 and a king that steps be taken to secure payment. The Chinese authorities promptly sent for the Russian with an order that he appear at the yamen immediately. He attended, and in answer to the accusation that he owed the cook \$20 explained that this was not so, but he admitted owing a sum of \$8. This explanation had no effect on the Chinese authorities; they took him to the prison, showed him it, and announced that that was where he would be confined unless the \$20 were forthcoming.

The \$20 was paid without further remonstrance.

KOWLOON TELEPHONE WIRES.

The Governor recommended the Council to vote a sum of \$6,500 in aid of the vote Public Works, Recurrent, Kowloon, Communications, (27) Maintenance of Telephones.

The CHAIRMAN: This sum is to lay underground a number of telephone wires in Kowloon. The poles are carrying so many wires between Kowloon and Hongkong that in a typhoon it is thought they may come down. So having a cable in stock we decided on laying these cables underground. It involved a cost of \$2,500 to the Public Works Department and \$2,000 to the railway. For simplicity it was decided to take a single vote and charge the whole to Public Works Recurrent.

Approved.

LANE, CRAWFORD & CO.

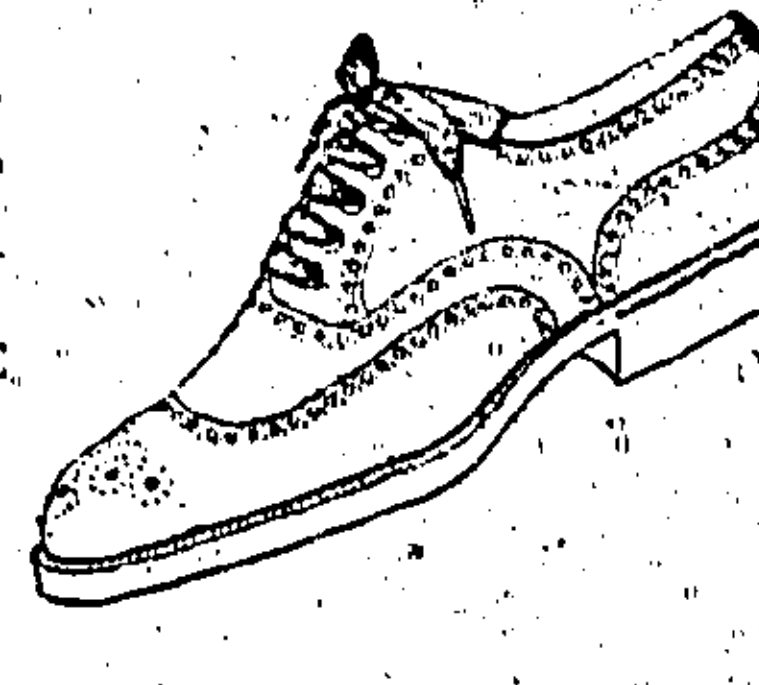
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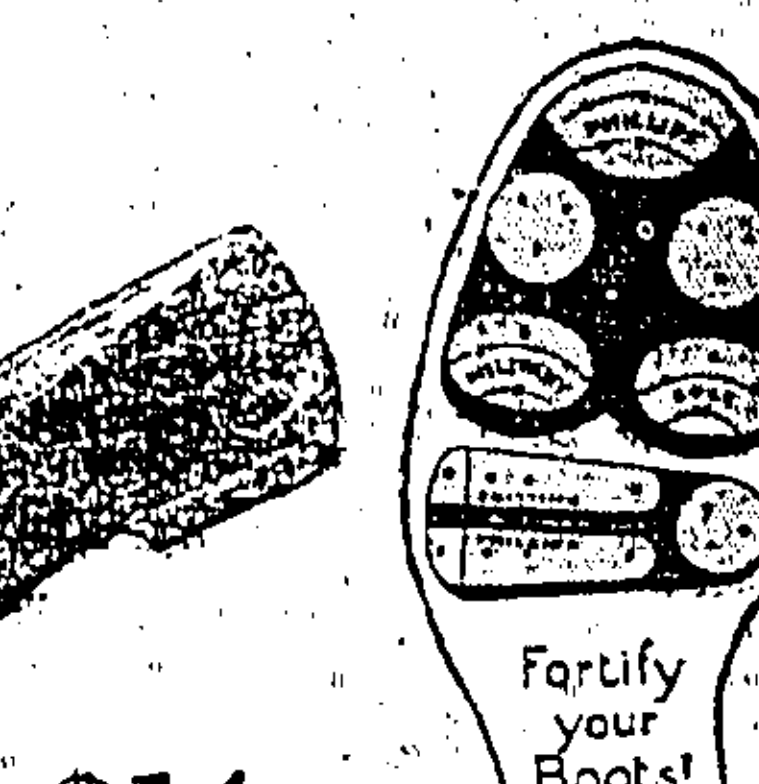
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SIZES AND HALF SIZES.

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Fortify your Boots!

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FULL SCALE. 88 NOTES.

FINEST RESPONSE,

LIGHTEST PEDALLING,

PERFECT FINISH.

Give us a call and we will demonstrate it to you.

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TELEPHONE 3146.

WE HAVE JUST RECEIVED CONSIGNMENTS OF TABLE COVERS,

CUSHION CASES,

TABLE RUNNERS,

SIDE BOARD RUNNERS,

TABLE CENTRES,

CHAIR BACKS-TEA COSIES.

IN A VARIETY OF MATERIALS AND FINISHES.

STENCILLED,

PEN PAINTED,

WATER COLOURS

EMBROIDERED.

LARGE SELECTION OF PRINTED WASHING

BED SPREADS.

CRASH CUSHION CASES, RUNNERS.

NEW ADVERTISEMENTS

INDO-CHINA STEAM NAVIGATION COMPANY, LIMITED.

NOTICE TO CONSIGNEES.

FROM CALCUTTA, PENANG AND SINGAPORE.

THE Steamship

"CHAKSANG"

having arrived from the above ports, Consignees of Cargo by her are hereby informed that all Goods are being landed at their risk into the Godowns and/or extra-hazardous Godowns of the Hongkong and Kowloon Wharf and Godown Company, Limited, whence and/or from the wharves, delivery may be obtained.

Goods not cleared by the 23rd July, will be subject to rent.

All broken, chafed, and damaged packages are to be left in the Godowns, where they will be examined. Claims against the steamer must be presented within 10 days of arrival, otherwise they will not be recognised.

No Fire Insurance will be effected by us in any case whatever.

Bills of Lading will be countersigned by JARDINE, MATHESON & Co., Ltd., General Managers.

Hongkong, July 18th, 1921. [1206]

NOTICE TO CONSIGNEES.

AMERICAN & MANCHURIAN LINE.

FROM NEW YORK.

THE Steamship

"KASAMA"

having arrived, Consignees of Cargo are informed that all Goods are being landed at their risk into the Godowns and/or extra-hazardous Godowns of the Hongkong and Kowloon Wharf and Godown Company, Limited, whence and/or from the wharves, delivery may be obtained.

No Claims will be admitted after the Goods have left the Godown, and all Goods remaining undelivered after July 25th, will be subject to rent.

All Claims against the Steamer must be presented to the Underwriter on or before 1st Aug. 1921, or they will not be recognised.

All broken, chafed and damaged Goods are to be left in the Godowns where they will be examined on any TUESDAY or FRIDAY between the hours of 10.45 a.m. and Noon within the free storage period of one week.

No Fire Insurance has been effected.

Bills of Lading will be countersigned by THE BANK LINE, LTD., General Agents.

Hongkong, July 18th, 1921. [1207]

CONSTITUTIONAL REFORM.

THE PETITION

MAY BE SIGNED at the following places:

- Hongkong Club.
- Phoenix Club.
- The Engineers' Institute.
- Kowloon Cricket Club.
- Kowloon Bowling Green Club.
- Club de Recreation.
- Victoria Recreation Club.
- Lusitano Club.
- Tai Koo Recreation Club.
- Kowloon Book Reading Room.
- Messrs. Wiseman's Ltd.
- Messrs. Lane, Crawford, Ltd.
- Messrs. Kelly & Walsh, Ltd.
- F. P. de V. Soares' Office.

[1188]

THE HONGKONG SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS.

Patrons.

H.E. THE GOVERNOR, SIR R. E. STUBBS K.C.M.G., and LADY STUBBS.
President, Mr. JUSTICE GOMPERTZ.
Hon. Treasurer, J. H. BARNY.
Hon. Secretary, B. L. FROST.

The objects of the Society are:—

1. The education of the people by propaganda etc., in the knowledge of the proper treatment of Dumb Animals.
2. The appointment of a paid inspector to supervise this work.
3. The possibility of taking over and running the Dogs' Home.
4. The provision of drinking troughs for dogs in different parts of the Colony.

The labour of other Charities is divided among many Associations but this charity stands alone—the defender of defenceless Dumb Animals.

Those desirous of becoming Members of the Society, the annual subscription to which is \$2 for adults and 25 cents for Children, and those who wish to make it possible for the above objects to be carried out by making donations, will greatly oblige by forwarding same to the Hon. Treasurer, c/o The Hongkong & Shanghai Bank.

[1165]

G. B.

SALE BY TENDER OF H.M.S. "FAME."

TENDERS are invited for the purchase of the above named Ship with Engines and Boilers and various auxiliary Machinery on board, as she lies at the Naval Depot Kowloon. Full particulars of the Ship, conditions of Sale, and permits to view the ship may be obtained on application to the undersigned.

Forms of tender will be issued on application to the undersigned. A deposit of \$100 is required before forms of tender can be issued.

The vessel will be on view from the 4th to 30th July inclusive between the hours of 10 A.M. and 4 P.M. and tenders must reach the Commodore's Office not later than 12 Noon on MONDAY, 1st August, 1921.

Length between Perpendiculars... 210 ft.
Breadth, extreme... 19' 5 1/2"
Depth in hold... 12' 6 1/2"
Nominal Displacement... 306 Tons
Propelling Machinery—Triple expansion (Twin of 2350 I.H.P.)
Diameter of Cylinders—29", 29" Two of 39"
Strokes 18"

—Thornycroft's Water Tube No. 3.

H. G. LOWE, Naval Store Officer.

San Dockyard, Hongkong, July 2nd, 1921. [1159]

INTIMATIONS

DISTRICT GRAND LODGE OF HONGKONG AND SOUTH CHINA.

VISITING Masons are invited to attend the INSTALLATION of the Rt. Worshipful District Grand Master Designate (Wor. Bro. FREDERICK HOBSON, D.D.G.M.) on WEDNESDAY, 20th July, at 5.15 p.m., for 5.30 p.m. precisely, at Freemasons' Hall, Zetland Street.

Full dress or white mess jacket to be worn. [1198]

HONGKONG HOTEL COMPANY, LTD.

NOTICE IS HEREBY GIVEN that an EXTRAORDINARY GENERAL MEETING of the above Company will be held at the HONGKONG HOTEL, Pedder Street, Victoria in the Colony of Hongkong, on WEDNESDAY, the TWENTY-SEVENTH DAY OF JULY, 1921, at Noon, for the purpose of considering, and, if thought fit, approving the draft new Memorandum of Association of the Company which will be submitted to the Meeting. A print of such draft new Memorandum of Association of the Company may be seen at the Company's Registered Office in the Hongkong Hotel, Pedder Street aforesaid, and a comparison of the print of the existing Memorandum of Association with the print of the draft new Memorandum of Association will show wherein the draft new Memorandum of Association differs from the existing Memorandum of Association. Should the Meeting approve of such new Memorandum of Association with or without modification, the subject Resolution will be proposed as an Extraordinary Resolution, namely:—

(1) That the provisions of the Company's Memorandum of Association with respect to its objects be altered so as to read as shown in the print signed for the purpose of identification by the Chairman of this Meeting.

For the purpose of considering, and, if thought fit, approving the draft new Articles of the Company which will be submitted to the Meeting. A print of such new Articles and a print of the existing Articles may be seen at the Company's Registered Office in the Hongkong Hotel, Pedder Street aforesaid. In such print the portions of the proposed new Articles which differ from the existing Articles are indicated by underlining in black ink and by marginal notes. Should the Meeting approve of such new Articles with or without modification, the subject Resolution will be proposed as an Extraordinary Resolution, namely:—

(2) That the new Articles already approved by this Meeting and for the purpose of identification subscribed by the Chairman thereof, be and the same are hereby adopted as the Articles of the Company to the exclusion of and in substitution for all the existing Articles thereof.

AND NOTICE IS HEREBY ALSO GIVEN that a SECOND EXTRAORDINARY GENERAL MEETING of the above Company will be held at the HONGKONG HOTEL, Pedder Street aforesaid, on SATURDAY, the THIRTEENTH DAY OF AUGUST, 1921, at Noon, for the purpose of receiving a report of the proceedings at the above mentioned Meeting and of confirming, if thought fit, as Special Resolutions, the above mentioned Resolutions (Nos. 1 and 2).

Should the first of the above Resolutions (No. 1) be confirmed as a Special Resolution by the requisite majority, the alterations in the Company's Memorandum of Association consequently involved will be submitted to the Supreme Court of Hongkong for confirmation.

AND NOTICE IS HEREBY ALSO GIVEN that the said SECOND EXTRAORDINARY GENERAL MEETING to be held as aforesaid will be continued for the purpose of considering, and, if thought fit, passing the following further Resolutions as Extraordinary Resolutions, namely:—

(3) That each of the existing 50,000 fully paid up shares of \$50 each constituting the Company's present Capital of \$1,000,000 be divided into 5 fully paid up shares of \$10 each so as to make such Capital \$1,000,000 consisting of 100,000 fully paid up shares of \$10 each.

(4) That after the division aforesaid, the Capital of the Company be increased from \$1,000,000 consisting as aforesaid, to \$2,500,000 divided into 250,000 shares of \$10 each by the creation of 150,000 new shares of \$10 each—such new shares (subject as hereinafter mentioned) to be issued at such time or times and on such terms and conditions in every respect as the Company's Board of Directors may think fit.

(5) That it is desirable to capitalise the sum of \$1,000,000 being part of the undivided profits of the Company standing to the credit of the General Reserve, and accordingly that for the purpose of effecting such capitalisation such sum of \$1,000,000 be distributed as bonus among the shareholders of the Company in proportion to the shares in the Company's present Capital of \$1,000,000 held by them respectively on the date hereinafter referred to, and that a bonus be declared accordingly. And further that the Company's Board of Directors be and they are hereby authorised to satisfy such bonus as far as possible by the distribution in manner aforesaid of 100,000 shares of \$10 each credited as fully paid up among the persons who are registered as the holders of the shares constituting the Company's present Capital of \$1,000,000 on such date as the Company's Board of Directors shall decide—such last mentioned shares to rank pari passu with the shares constituting the Company's present Capital of \$1,000,000 in respect of all profits of the Company earned since the 31st December, 1920, and such distribution to be in satisfaction of the aforesaid bonus.

AND NOTICE IS HEREBY ALSO GIVEN that a THIRD EXTRAORDINARY GENERAL MEETING of the Company will be held at the HONGKONG HOTEL, Pedder Street, Victoria, on WEDNESDAY, the THIRTY-FIRST DAY OF AUGUST, 1921, AT NOON, for the purpose of receiving a report of the proceedings at the above mentioned Meeting in so far as regards Resolutions Nos. 3, 4 and 5 above and of confirming, if thought fit, such last mentioned Resolutions as Special Resolutions.

Dated this Fourteenth day of July, 1921.

By Order of the Board,
J. H. TAGGART,
Manager. [1192]

INTIMATIONS

NOTICE.

THE CHINA FIRE INSURANCE CO., LTD.

THE CERTIFICATE for one Share No. 8143 in this Company standing in the names of RHOEDRICK McNEILL CAMPBELL and HENRY MORRIS of Shanghai, China, has been LOST, and if at the expiration of one month from the date hereof, the above Document be not forthcoming, another Certificate for the said Share will be issued by the Company, and thereafter no other will be acknowledged.

C. MONTAGUE EDE,

General Manager.

Hongkong, June 22nd, 1921. [1087]

HONGKONG & SHANGHAI BANKING CORPORATION.

IT IS HEREBY NOTIFIED that an INTERIM DIVIDEND of 43 per Share, subject to deduction of Income Tax, has been declared for the HALF YEAR ending 30th June, 1921, at rate of 7/2 per dollar.

The Dividend will be payable on and after MONDAY, the 8th August, 1921, at the Office of the Corporation, where Shareholders are requested to apply for Warrants.

The REGISTER OF SHARES of the Corporation will be closed from MONDAY, the 25th July to SATURDAY, the 6th August, 1921, (both days inclusive) during which period no transfer of shares can be registered.

By Order of the Court of Directors,
A. G. STEPHEN,
Chief Manager.

Hongkong, July 12th, 1921. [1174]

THE HONGKONG LAND INVESTMENT AND AGENCY CO., LTD.

AN INTERIM DIVIDEND OF FOUR DOLLARS per Share for the six months ending 30th June, 1921, will be Payable on TUESDAY, July 26th, on which date Dividend Warrants may be obtained on application at the Company's Office.

The TRANSFER BOOKS of the Company will be CLOSED from TUESDAY, the 19th to TUESDAY, the 26th July (both days inclusive) during which period no transfer of shares can be registered.

By Order of the Board of Directors,
L. S. GREENHILL,
Acting Secretary.

Hongkong, July 12th, 1921. [1175]

THE HONGKONG CENTRAL ESTATE, LIMITED.

AN INTERIM DIVIDEND OF FOUR DOLLARS per Share for the six months ending 30th June, 1921, will be Payable on TUESDAY, July 26th, on which date Dividend Warrants may be obtained on application at the Company's Office.

The TRANSFER BOOKS of the Company will be CLOSED from TUESDAY, the 19th to TUESDAY, the 26th July (both days inclusive) during which period no transfer of shares can be registered.

By Order of the Board of Directors,
L. S. GREENHILL,
Acting Secretary.

Hongkong, July 12th, 1921. [1176]

THE WEST POINT BUILDING COMPANY, LIMITED.

AN INTERIM DIVIDEND OF TWELVE DOLLARS per Share for the six months ending 30th June, 1921, will be Payable on TUESDAY, July 26th, on which date Dividend Warrants may be obtained on application at the Company's Office.

The TRANSFER BOOKS of the Company will be CLOSED from TUESDAY, the 19th to TUESDAY, the 26th July (both days inclusive) during which period no transfer of shares can be registered.

By Order of the Board of Directors,
L. S. GREENHILL,
Acting Secretary.

The Hongkong Land Investment & Agency Co., Ltd., General Agents for

The West Point Building Company, Limited.

Hongkong, July 12th, 1921. [1177]

THE HONGKONG, CANTON & MACAO STEAMBOAT COMPANY, LIMITED.

NOTICE TO SHAREHOLDERS.

AN INTERIM DIVIDEND OF ONE DOLLAR per Share for the six months ending 30th June, 1921, will be Payable on TUESDAY, August 2nd, on which date Dividend Warrants may be obtained on application at the Company's Office.

The TRANSFER BOOKS of the Company will be CLOSED from TUESDAY, August 2nd, to TUESDAY, August 9th, both days inclusive, during which period no Transfer of Shares can be registered.

By Order of the Board of Directors,
G. E. ELLMS,
Acting Secretary.

Hongkong, July 18th, 1921. [1197]

A. G. DA ROCHA, AUCTIONEER, SURVEYOR AND GENERAL BROKER.

No. 24, D'Aguiar Street, Telephone No. 2932.

WEEKLY AUCTIONS.

TUESDAYS:—

MISCELLANEOUS GOODS.

THURSDAYS:—

VALUABLE

HOUSEHOLD FURNITURE.

SATURDAYS:—

EXCELLENT

HOUSEHOLD FURNITURE.

A. G. DA ROCHA,

AUCTIONEER.

FAVOURED with instructions from The Government will sell by Public Auction, on TUESDAY 19th July 1921, at 11.00 A.M. at my Sales Room.

A QUANTITY OF

VALUABLE HOUSEHOLD AND BLACK-WOOD FURNITURES.

TERMS:—Cash on Delivery.

INTIMATION

WATSON'S

PRICKLY HEAT LOTION

and

POWDER

are certain cures for Prickly Heat

Can be used either in conjunction or separately.

They will also be found invaluable for preventing and relieving Sunburn, Freckles and all Skin Irritations.

PRICKLY HEAT LOTION

in Bottles at

50 cts. and \$1.00

PRICKLY HEAT POWDER

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\$1.00

PREPARED ONLY BY

A. S. WATSON & CO., LTD.

HONGKONG DISPENSARY.

Telephone 16.

not know to what extent houses were let on ten-year leases then, but we know that many could have been obtained. The Bill, as amended, gives power of revision to the Court in cases where the rent of any domestic tenement is not higher than that payable on the 31st December, 1917, and the Court is also empowered to increase rent in case of certain rateable improvements. In its present form the Bill serves the purpose in view without undue hardship on the owners, unless it be upon such as have acquired tenement property during the last six months at greatly inflated values, which they expected to make remunerative by demanding higher rentals from the tenants. For them there will not be much sympathy; but, as we have insisted in previous articles, a growing Colony like Hongkong cannot afford to discourage the investment of money in house property.

We had hoped that in the discussion on the second reading of the Bill the Government would be able to furnish the public with solid reasons for the faith it entertains that this measure will not tend to arrest building development—we mean particularly the building of Chinese tenement property, which is so manifestly a matter of the greatest importance in a Colony whose population is shown to be expanding at the rate of 20,000 a year. This hope, however, remains unrealised and, when we reflect on the circumstances, we are driven to the conclusion that the Government's "faith" may be defined as the ability to "believe that which common-sense rejects. Who but "a child in these matters" could suppose that permission to the owners of new buildings to charge any rent they like could serve as a stimulus to new construction? It offers no fresh incentive to enterprise, because up to the present everybody has been free to get the highest rental his premises would command; but, on the other hand, it shakes confidence in house-building as a profitable investment. The necessity for legislative interference having once been admitted, what justification is there for believing that it will disappear within the ensuing twelve months? Is it anticipated that there will be a surplus of housing accommodation at the end of that time? If not, what is to prevent rentals from resuming their upward tendency unless the Ordinance is re-enacted—unless, indeed, it becomes permanent, in which case it will have to embrace buildings now in course of erection if one section of the community is not to be exploited ruthlessly while the remainder is protected. It may be, of course, that the Government aims merely at a temporary palliative during the disturbances on the mainland, but, in that event, it is rather an unwelcome necessity than a "cause for jubilation, since the last state of the tenants is likely to be worse than the first. The Ordinance, it must be remembered, does not add a single cubicle to the existing accommodation, and the Government will have to essay something—very much more heroic than this little Bill if they want us to believe in their readiness to take up "the gauntlet thrown down by the owners." We shall expect them to prepare extensive sites on the Island and the Peninsula for house-building, carry out the reclamation suggested by Sir PAUL CHATER in the western district, press vigorously for the transfer of the military establishments from the centre of the city to the mainland, construct a tramway over Wanchai Gap or Wongneichong Gap in order to open up new sites and give cheap and rapid means of communication with the south side of the Island, and, finally, advance money to bona-fide applicants eager to own their own houses. These are projects which require to be taken in hand at once, and if the Government have declared war on private enterprise (they must be prepared to fight to a finish. Hitherto, they have been content to let things drift, and that explains the difficulties that confront them to-day. If at last the policy of laissez-faire is to give place to a policy of vigour, foresight and imagination the latest influx from Kwangtung will have been a blessing in disguise.

The former Deutsche-Asiatische Bank in Shanghai is shortly to be reopened as a Sino-German organisation, the Bureau of Economic Information says.

The Rev. Gilbert Reid, D.D., it is stated in a New York paper, is shortly to return to China to resume his duties as director of the International Institute.

The French Municipal Council at Shanghai has decided to present to the families of French residents killed during the war, silver plaques, being reduced reproductions of those used in the streets recently named after them.

Afghanistan is sending a representative to Peking, via Sinkiang, where he will be received by General Yang Tongsin, the Tschun. Ostensibly the delegate's mission is to thank the Chinese Government for the protection afforded to Afghans in China.

The Chinese Government has decided that for the present the expenses of the Chinese Legation at Berlin shall be defrayed from the sums which Germany has agreed to pay to China for the cost of the internment of German residents in China during the war.

The latest Vladivostok papers show that rigorous precautions are still enforced against plague, but there are daily reports of deaths, some in hospital, but most of the bodies are being "collected" by the ambulances. The average number of deaths reported seem to be about four a day.

Mr. John D. Rockefeller, jr., accompanied by Dr. Welch of Johns Hopkins University and the Rockefeller Institute, and a number of others connected with the Rockefeller works, are coming to China in the Autumn for the opening ceremonies of the Rockefeller Foundation in Peking.

Information has been received in Shanghai that Watson's Mineral Water Co. has received permission from the Chinese Government to "function as a privileged factory," on whose aerated waters the Coast trade duty of 21 per cent. will not be levied at the port of importation.

News of the death from heart failure of Mr. H. A. Kelly has been received with deep regret by his many old friends in Shanghai. Mr. Kelly came out to Shanghai about 20 years ago to start the British American Tobacco Factory at Pootung, and left the East for good about ten years ago to take charge of the Company's factory in Liverpool, of which he was chief at the time of his death.

His Honour Judge Skinner Turner came down to Hongkong from Shanghai by the Blue Funnel str. Mentor, to take part in a sitting of the full Court to hear an appeal against a judgment delivered by Mr. Justice Gompertz in July, 1920, in connection with the case of Yeung Kong-yun, trading at Mat Tze, against the Young Shing Insurance and Investment Co., Ltd. The former, who were the unsuccessful plaintiffs in the suit, are the appellants.

According to the Shanghai Journal of Commerce, Peking has ordered General Ho Feng-ling, Military Governor of Shanghai and Sungkiang, to release the shipment of arms and ammunition which he detained here a short time ago as the result of representations made to him by the local Cantonese community so that they might be sent to Fokien. He is also instructed to urge the Cantonese not to be suspicious as the shipment is not intended for an attack against Kwangtung.

Messrs. Blackburn and Kwan dealt in a very sympathetic manner with a case of attempted suicide at the Mixed Court Shanghai last week. A young Cantonese student on his way home from Peking, having been swindled out of large sums of money, decided that he was unable to go home and "face the music," so he attempted to end his life by taking chloroform. He was living at No. 301, Hanbury Road and the servant, unable to get into his room or get a reply, sent for the police, who burst down the door and found him lying insensible. He was revived, and told the police his story, wherein he mentions that he has been robbed in Peking, Hankow and Shanghai. The sum he mentioned, says the Mercury, was \$50,000. The Court gave the boy another chance, and handed him over to the Cantonese Guild with the request that they send him home.

An innocent-looking safe, says the A.C. Daily News, being lowered into a boat from one of Messrs. Jardine, Matheson & Co.'s river steamers a few days ago, aroused the suspicions of a river policeman and a customs searcher. They demanded the key, after unwrapping the gunny bags in which the safe was packed, and the owner assisted them in opening it and proving that it contained nothing but air. The air, however, told its own story to the delicate scent of the searchers, so the same and its owner were taken to the River Police Hulk. A false back and sides to the safe disclosed nearly a hundred cabbies of opium, worth about \$12,000. The City Magistrate rewarded the inventor with a year in the City prison and a fine of \$300. A coolie trying to smuggle 6 lbs. of opium by the same vessel also went down for six months and paid \$200 for the privilege.

TYPHOON WARNINGS.

The following telegrams have been received by the American Consulate-General, Hongkong, from the Manila Observatory:—

8 p.m., July 18th.

Typhoon in about 130 deg. Long. E.

12 deg. Lat. N., almost stationary.

10 a.m., July 17th.

Typhoon in about 129 deg. Long. E.

12 deg. Lat. N., moving W.

9.45 a.m., July 18th.

Typhoon in about 127 deg. E. 13 deg. N., moving N.W.

11.15 a.m., July 18th.

Typhoon in about 129 deg. Long. E.

16 deg. Lat. N.; moving N.W.

CABLES.

[LATEST CABLES.
[THROUGH REUTER'S AGENCY.]STATUS OF DOMINIONS.
NOT RECOGNISED BY UNITED STATES.

LONDON, July 18th.
Dr. Arthur Berriedale Keith, in a letter to the *Times*, says that President Harding's action in not extending a separate invitation to the Dominions for the disarmament conference is a necessary deduction from the refusal of the Republican Party to accept the separate voting power allotted to the Dominions in the League of Nations. The same consideration prevented the appointment of an independent Canadian representative at Washington. The episode is fundamentally important as a reminder that the status of the Dominions is still imperfect, so long as it is not recognised by the greatest World Power.

UPPER SILESIA.

ATTITUDE OF FRENCH GOVERNMENT.

PARIS, July 18th (delayed).
It is believed that M. Briand has intimated to the British Government his readiness to co-operate in sending to Upper Silesia a joint expert commission to enquire into an equitable apportioning of the plebeian territories.—Havas.

EARLIER CABLES.

AIR COMMUNICATIONS.
IMPERIAL CONFERENCE COMMITTEE.

LONDON, July 17th.
The Colonial Office announces that a special conference was held at the Colonial Office on July 16th. Mr. Winston Churchill presiding. Mr. Hughes, Mr. Massey, General Smuts, Mr. Ballantyne, Sir Thomas Smuts, Mr. Minto, Mr. Montagu, the Maharaja of Cochin, and Mr. Sastri were present. The conference discussed the position of British Indians in the morning, and air communications in the afternoon. Resolutions were passed in favour of the appointment of a committee representing the Governments concerned to report, firstly, on the cost of erecting masts, providing bases for fuel supplies, upkeep, commissioning, and operating the existing fleet of airships for purposes of Imperial air communications, with special reference to routes between England and India, Africa, Australia and New Zealand, and, secondly, on services by means of aeroplanes.

GENERAL MOBILISATION.

MYSTERY OF SOVIET ORDER.

HELSINGFORS, July 17th.
It is semi-officially stated that it is reliably learned that the Soviet Government has ordered general mobilisation in Russia either against Estonia, Latvia, and Lithuania, or to support the Kennists against the Greeks.

WAR TRANSPORT CHARGES.

U.S. TREASURY PAYMENT TO GREAT BRITAIN.

WASHINGTON, July 17th.
The Treasury has paid the British Ministry of Shipping \$32,688,000 in settlement of all transportation charges arising from the war.

FAMINE IN RUSSIA.

MAXIM GORKY'S APPEAL TO HAUPTMANN.

BERLIN, July 17th.
The famous poet Hauptmann has received a telegram from Maxim Gorky, stating that, owing to the failure of the harvest in Russia, millions are faced with death and starvation, and urgently appealing to Europe and America to send food and drugs to Russia.

PEER'S MATRIMONIAL VENTURE.

NEW YORK, July 17th.
The sexagenarian Lord Queensborough is marrying Miss Edith Starr Miller, of New York, who is 33 years of age.

DAVIS CUP.

INDIA DEFEATS FRANCE.

PARIS, July 17th.
In the Doubles Fyfe and Deane (India) beat Laurens and Brugnon (France) by 6-1, 6-2, 6-3, 6-4.

END OF DROUGHT.

RAINFALL IN GREAT BRITAIN.

LONDON, July 17th.
The long drought appears to be breaking. Rain has fallen in a number of places in Great Britain. Unsettled weather is predicted.
Storms have burst, also, in many districts in France.

TRIAL OF WAR CRIMINALS.

PRESIDENT DEPLORES ACTION OF ACCUSED.

LEIPZIG, July 17th.
Sentencing Dittmar and Boldt, the President said penal servitude was not inflicted, as the prisoners were found guilty of manslaughter, not murder. He deplored the action of the accused as casting a shadow on the whole German Navy.

FAR EASTERN CABLE NEWS.

[THROUGH REUTER'S AGENCY.]

PACIFIC CONFERENCE.

STATEMENT BY CHINESE LEGATION IN LONDON.

LONDON, July 17th.
The Chinese Legation in London, referring to the misleading statements in regard to China which appeared in the British Press on July 16th, states that, in regard to the alleged lack of public interest in China in the development following President Harding's invitation to the Pacific Conference, the Legation has received innumerable telegrams from private bodies in all parts of China during the past month, pleading for China's rights and for the cause of good understanding between Great Britain and China in connection with the question of the renewal of the Anglo-Japanese Alliance. It is wrong to suppose that the Chinese will be less thankful than the citizens of other countries, or less willing to express gratification at the chance now given to cement the peace of the world.

As regards statements concerning political unrest in China, the Legation emphasises the very great handicaps which the Chinese must overcome before a complete reform of the administration is accomplished, and declares that the Chinese rely largely on the sympathy and friendship of Western peoples for progress and solution of difficulties, and hurriedly-formed opinions do not necessarily discourage them in the difficult task of building up a stable republic.

INVITATION TO THE NETHERLANDS.

PARIS, July 16th (delayed).
Le Temps strongly supports the suggestion to invite the Netherlands to the Washington disarmament conference because of her extensive interests in the Far East.—Havas.

JAPANESE SAILORS IN FRANCE.

PARIS, July 16th (delayed).
Captain Ichijo, Japanese Naval Attache, gave a luncheon to a number of French naval officers and expressed his deep appreciation of the cordial welcome extended to Japanese sailors everywhere in France.—Havas.

THE BANDMAN OPERA CO.

"BRAN PIE."

The Bandman Opera Co. received a cordial welcome, last night, at the Theatre from a well-filled house, when it opened a short engagement with the popular revue "Bran Pie." Reviews are of two kinds—good and bad. If one judges by the applause, the encores and the laughter which were the rule last night, "Bran Pie" is amongst the good ones. Mr. Eric Masters was in fine voice and this splendid vocalist bore many of the honours of the evening. In "A Disorderly Dip" he and Mr. Dan Mansfield, Mr. Jack Crichton, Mr. Tom Scott, Mr. Jerry Verno and Mr. L. McMahon gave a highly diverting orderly room scene to the huge delight of the audience. Mr. Jack Crichton, with facial expression of humorous variety, and mimicry of nether limbs, was given a cordial welcome and as usual acquitted himself well in many items of humour which abound in the piece. Miss Dora Dolore and Miss Dolly Prince sang captivately, whilst Miss Grace Barry in "I'm Always Chasing Rainbows" was given a great ovation. Miss Madeline Rossier, as a dancer, is in a class by herself. Nor does she end at that, as her "pianologue dip" at the piano proved. The settings were good to look at, whilst a word of praise must be given to the ladies of the chorus, who worked long untiringly and successfully to make the piece go with a great swing. To-night "Afgar" is to be produced, and there should be an overflowing house to witness this London success.

THE FISH CALLED A DACE.

HONGKONG EVIDENCE.

A writer on piscatorial matters in the *N.C. Daily News* in the course of his comments writes:—

To come now to this business of catching dace to which we referred last week. We are enabled to put forward a theory that it is not a dace at all, but something else. The evidence seems to favour the belief that the local fish is really an anadromous, that is one which ascends rivers from the sea to spawn. The fact that the particular fish is caught in isolated ponds does not discount this theory, because we know that in certain cases these ponds have been stocked and once a year they are netted and the proceeds sent to market.

As regards the evidence that the local fish is an anadromous we may take conclusions formed by people fishing in the streams of the New Territory at Hongkong. Where these streams run down to the sea in a moderate incline the so-called dace were found in numbers, but on the other hand where these streams were broken by the incidence of a steep waterfall, they were absent, in spite of the fact that conditions were otherwise favourable. This Hongkong evidence is indeed very strong, for the dace as it occurs in England is not an anadromous.

The point of interest for decision is whether local evidence bears out the Hongkong statements. Where there is a flow of water from the creek to the sea or to a river, there seems every reason to believe that the same sort of circumstances would apply. Take for instance the "overgrown herring" at Woosung, probably nothing more than a large edition of the "dace," which has been noted above. We shall require the combined notes of many local fishermen to elucidate this distinctly interesting point.

CRIMINAL SESSIONS.

[REPORT THE FUTURE JUDGE (MR. J. R. WOOD).]

WOMAN STABBED WITH SCISSORS.

Ip Kam Pui was indicted for wounding a woman named Chan Ying with intent to do grievous bodily harm.

The following were members of the jury:—Messrs. A. F. Franklin (foreman), J. A. B. Silva, J. F. Anderson, D. P. J. Lopes, H. J. Koch, A. Mendes, and A. Allison.

Mr. A. Dyer Ball conducted the case for the Crown.

Mr. Dyer Ball said that Chan Ying was a widow with one child, a girl about 6-year old. The prisoner was a man whom she had known for about 15 months, having first met him in Canton shortly after her husband died. With Ip Kam Pui and the child she came to Hongkong in May of last year. The prisoner took them to a house in Third Street and there Chan Ying lived with him for about 10 days. Then funds got rather low and she had to pawn a good deal of her clothing. Eventually at the prisoner's suggestion she entered a house of ill fame. She steadily refused to accept the prisoner's suggestion that she should sell her daughter. On various occasions she obtained money from her and he constantly threatened to sell the child, who had been left at Third Street in the care of another woman.

According to the complainant's story, the prisoner came to her on July 16th, at the place in Water Street where she was living, and demanded money. She refused to give him any and he left her, saying that he was going away to sell her daughter. At about 7 p.m., she learned that the child had actually been taken away and shortly afterwards the prisoner revisited her. There was a quarrel and the complainant said, Ip Kam Pui took a pair of scissors from his pocket and stabbed her in the eye. He then ran off and was observed by the mistress of the house, who had been aroused by the quarrelling, and an amah.

There was counsel said, one remarkable thing about the case. No arrest was made at that time, but next morning Ip Kam Pui presented himself at the Central Police Station and told the Sergeant on duty that he had stabbed a woman the previous night with a pair of scissors. He was then arrested and, inquiries having been made, charged with having done serious bodily harm to Chan Ying. At the preliminary hearing of the case at the Magistrate's Court, a long statement, the gist of which was that he was the woman's second husband and had married her after the death of her husband about six years ago. The first husband left a legacy of unpaid debts and it was in order to pay them off that the woman entered a house of ill fame. Before he went to see Chan Ying on June 16th he had been told that she was going to Siam and fearing that she would take the child with her, he took her himself. The woman was annoyed when she heard of this and took a pair of scissors to stab him. In the subsequent struggle she was accidentally cut in the eye.

After a short retirement, the jury brought in a verdict of not guilty, and the prisoner was accordingly discharged. The prisoner would not leave the dock. He said he did not want to go away; he wanted an explanation from the complainant. He had to be forcibly removed from the dock.

JUROR FINED FOR ABSENCE.

In this case Mr. L. O. Nagel was not present when his name was called as one of the jurors. He told the Judge that he entirely forgot about it, and did not remember it until he reached his office, 11.30 a.m. A fine of \$10 was imposed. Mr. Nagel was told that he must return to the Court in the afternoon, and take his chance with the others.

PREFERRED DEATH SENTENCE.

Wu Sun was indicted for robbery. The jury were:—Messrs. C. M. Soares (foreman), A. H. de Carvalho, Yeung Ho, J. M. de Rocha, A. E. Crannell, Wong Tak Kwong and W. Thomas.

Mr. G. H. Wakeman, who conducted the case for the prosecution, said that a vegetable gardener named Fan Fook was awakened late on the night of June 9th by the noise of somebody entering the door of his matched at Choi Wan. The door was broken open, and four men entered. They each carried torches and daggers, and three of them wore masks. The unfortunate gardener and another man who was living in the matched were tied up, and the robbers ransacked the place, carrying away a quantity of clothing, rice and a few cents in cash.

The prisoner pleaded that it was a case of wrong identification. He said that the night in question he was at Kemat. He told the Court that there were many men with features similar to his, and one of them brought a false charge against him. This the witness in question denied.

The jury brought in a verdict of guilty by a majority of five to two, and the prisoner was sentenced to 5 years' hard labour. The prisoner protested that he had had nothing to do with the robbery, and the Court had sentenced him to 5 years' imprisonment; it would have been better if the Judge had sentenced him to death. The Judge replied that if the prisoner behaved himself properly in prison and conducted himself quietly, he would get a remission of four months for every year. Prisoner was then led quietly away.

(Continued at foot of next column.)

THE LOST TEN TRIBES.

ARE THEY THE JAPANESE?

Mrs. E. A. Gordon, of Kyoto, writes to *Israel's Messenger* of Shanghai a letter which is headed "Are the Japanese the Lost Ten Tribes?" She says that "many Hebrew words are said to exist in the dialects spoken around Kyoto, and there is the marvelous ancient well—as well as a more modern one—inscribed with the magic word 'Yisrael' in Chinese characters, as well as a 'David shrine' not far away." Mrs. Gordon also points out that the Japanese have never persecuted the Jews, and she might have added with equal accuracy that they have never oppressed Siam Fein. Many years ago a Jewish doctor friend in England told Mrs. Gordon emphatically that "the Japanese are part of the Tribes." This, of course, would settle the matter. "I hope you will not think it a mere fancy," she continues, "that the coming friendship of this Crown Prince from the Sunrise Land with our Prince 'David' of Wales (whom his great grandmother Victoria was convinced would lead his people back to the Land) may be the fulfilment of the prophet's visions of the Two sticks, Judah and Ephraim becoming one (Ezek. 37). With the New Nebemiah, one of the Jews, the New Daniel over India—it all looks like it." But why not continue this name association? A few years ago a British Minister in Tokyo was named Satow. Now Satow is a Japanese word meaning sugar, and sugar connotes sweetness, and with sweetness, under Matthew Arnold's direction, we associate light. Clearly, therefore, the English are merely a branch of the Japanese people and both have descended from the Ten Lost Tribes, who, as it was prophesied, should multiply as the sand of the seashore, and so have peopled the world. Is not the Anglo-Japanese Alliance a proof of the racial connection of the two peoples and evidence of their Israelitish origin? But Mrs. Gordon is not the first to discover that the Japanese are descended from the Ten Lost Tribes. As long ago as 1878 the Rev. N. McLeod published a book to show that Jimmu Tenno and the Samurai were of Jewish race and gave "proofs" of the identity of lost Israel with the Shinto faith. That his book was rather incoherent and ungrammatical merely places him among the prophets. Mrs. McLeod said in the battle of Fushimi 1868, when the Tokugawa were defeated, part of the great battle of Gog and Magog and the restoration of the Jews as represented by the Imperial party. "We are now," he said, writing in 1878, "on the eve of the final struggle (of the great battle of Gog and Magog) which will result in the release of the rest of the Jewish race both in China and Korea from the yoke of their oppressors." The signs were visible to him who had eyes to see and ears to hear. Ezekiel in the 6th verse of the 38th chapter had said, "And I will send a fire on Magog and on them that dwell carelessly in the Isles." So Mr. McLeod comments: "This prophecy evidently has been fulfilled in the two great typhoons we have had, as well as the large fires that have taken place during the last seven years in Osaka, Kyoto, Yedo, and Nagasaki." Could proof be more conclusive? And, if the Rev. N. McLeod were alive to-day he would see in the following words of his own a prophecy well on the way to fulfilment:—

"The probability is that China, Japan and Korea will again be united under the power of the Jewish race, with the Emperor of Japan at their head as he can doubtless claim to be the head of the house of Ephraim, and as such has the best right to the title of Tenshi—see Jer. 31st chapter 9th and 10th verses, where God says of Ephraim, 'Ephraim is my first-born, and Ephraim my dear son.' He is also heir to the united thrones of Israel and Judah."

After this there should be no difficulty in nominating a King of Palestine and in renewing the Anglo-Japanese Alliance. The Ten Lost Tribes were evidently a prolific race.—*Japan Chronicle*.

WORLD'S SUBMARINES.

NUMBER OF VESSELS BUILT AND BUILDING.

Mr. Amery, Financial Secretary to the Admiralty, in Parliamentary papers, gives particulars of the submarine craft at present built or building by the various Powers. The numbers for the principal countries are:—
Great Britain—49 built and 8 building.
France—49 built (including 4 condenser) and 6 building.
Italy—31 built and none building. (4 projected).
Japan—24 built and 15 building.
Russia—36 built and 23 building.
United States—107 built and 41 building.
The figures for Great Britain and Italy exclude vessels which have been earmarked for disposal.

STABBING AFFRAY.

Fung Pang was indicted for wounding Li Yee Mai with intent to do grievous bodily harm on May 11th. The case for the Crown was conducted by Mr. G. H. Wakeman. The prisoner was not defended.

It was alleged by the prosecution that on the night previous to the assault the prisoner asked the woman to join a club. The woman replied that she could not do so, because she had no money. The next night prisoner, with a friend, went to the house and dragged the woman, who was standing just outside the door, into the street and stabbed her in two places with a three-cornered dagger. The woman fell unconscious and was taken to the hospital, where for some time she was in a critical condition. The prisoner was subsequently arrested, and the woman identified him.

The prisoner denied the offence and said he had a witness, but he was not in Court. The case was accordingly adjourned to enable the prisoner to produce the witness.

THE HONGKONG POST OFFICE.

REPORT ON ITS WORKING IN 1930.

The following details are taken from the Report on the General Post Office, Hongkong, for the year 1930:—
MAILS.

The number of mail bags and packets despatched from Hongkong during the year amounted to 171,154 as against 141,592 in 1919, an increase of 20,562; the number received was 109,107 as against 134,784, an increase of 24,331.

The number of mail bags and packets sent in transit through the Colony amounted to 107,832 as against 90,423 in 1919, an increase of 17,409. Boxes and baskets in transit amounted to 13,646 as against 10,169, an increase of 3,477.

4,936 steamers carrying mails arrived and 6,504 left in 1930 as against 4,540 and 6,463 respectively in 1919.

REGISTRATION AND PARCELS.

Registered and insured articles handled by the General Post Office amounted to 1,083,906 as against 933,533 in 1919, an increase of 150,373.

Parcels, ordinary and insured, handled by the Post Office amounted to 287,442 as compared with 219,141 in the previous year, an increase of 68,299.

REVENUE AND EXPENDITURE.

The total revenue from the Postal Service in 1930 amounted to \$266,192.08, an increase on the previous year of \$70,063.38. The expenditure for 1930 amounted to \$229,378.70.

The balance of revenue over expenditure amounted to \$36,813.38. The increase of revenue from the sale of postage stamps in the year 1930 over that of 1919 amounted to \$62,026.10.

MONEY ORDERS.

The high exchange value of the Hongkong dollar in 1930 is reflected in the increase in Money Orders issued in Hongkong for payment in gold using countries. This increase in respect of Money Orders issued on the United Kingdom amounted to \$15,198 largely on account of remittances home by members of H.M. Forces.

Conversely the amount of inward Money Orders received for payment was adversely affected by exchange, though a considerable increase in Money Orders from Canada has to be noted, due to the high premium charged by Canadian Banks in 1st quarter of 1930 on drafts on Hongkong. The Chinese residents in that country, anticipating a falling dollar, consequently preferred to remit by Money Order and thus secure the benefit of the lower exchange ruling when the order reached Hongkong.

The total volume of Money Order transactions in 1930 resulted in an increase of \$23,948.48, 2d. in comparison with a corresponding increase of \$10,109.13s. 0d. in 1919.

Outward telegraphic Money Orders have similarly increased, viz.:—91 orders amounting to \$1,654 against 39 orders for \$721 in 1919. The inward orders amounted to \$220 16s. 6d. in 1930 against \$203 6s. 6d. in the previous year but the number of orders were the same, i.e., 15 in number.

An increase is shown in the sales of British Postal Orders but a decrease in payment, viz.:—\$3,478 and \$3,341 respectively. Local Postal Notes are coming into public favour as a means of making remittances to Macao as they can be more easily cashed than Money Orders. An increase of \$8,000 is shown under this head in 1930.

CHINESE DELIVERY SECTION, General Post Office.

During the year this section handled 2,151,072 ordinary letters, 28,043 other articles, and 7,449 postal hong packets as against 2,068,859 ordinary letters, 23,097 other articles and 6,940 postal hong packets in 1919.

The registered articles delivered amounted to 307,053 of which 191,999 were from the United States of America and Canada, and 109,123 from China and other countries, showing an increase of 37,857 as compared with 269,193 in 1919.

3,144 insured letters were dealt with as against 2,743 in 1919.

The total number of Chinese private boxes for which licences were issued during the year was 304, an increase of 7 as compared with 297 in 1919. The licences of 22 Chinese Postal Hongs were renewed, the same number as in 1919.

TELEGRAPH SUB-DEPARTMENT.
The revenue collected during the year from radio-telegrams amounted to \$14,591.73, an increase of \$4,241.70 on the amount collected in 1919. Advances of vessels signalled at the lighthouses yielded \$81.20, making a total of \$15,172.93 from the Telegraph Service. Expenditure amounted to \$39,335.15. The Telegraph Service was worked at a loss of \$24,162.22.

The number of radio-telegrams forwarded during the year was 1,935 consisting of 25,921 words against 1,118 with 15,577 words in 1919 and 5,306 were received consisting of 75,007 words as against 2,825 with 38,191 words in 1919.

MISCELLANEOUS.
The mail contract with the Canadian Pacific Ocean Services expired in 1930 but the outward service from Hongkong was maintained by this administration pending the conclusion of a new agreement. By arrangement with Washington Postal Authorities commercial correspondence between Hongkong and the larger American cities is now transmitted direct by the United States Postal Aeroplane Service between Victoria, B.C. and Seattle, Washington.

The English mail to the Colony was transmitted throughout the year via Bombay, Negapatnam and Singapore, and was despatched every Thursday from London with the regular Indian mail scheduled to reach Bombay in 14 days. This arrangement though admirable in respect of regularity and speed proved unsatisfactory in one respect. As the Negapatnam-Penang service is bi-weekly

(Continued at foot of next column.)

OPIUM AND MORPHIA IN HUNAN.

STRINGENT ORDERS BY THE GOVERNOR.

[ASIATIC NEWS AGENCY.]

CHANGSHA, July 9th.
General Chao, Commander-in-Chief of the Hunan army and concurrent Governor of Hunan, has been advised by the Ministry of the Interior of the Peking Cabinet that telegraphic reports have been received from Dr. Koo Minister to Great Britain, to the effect that unless the Opium crusade is effective in Hunan, foreign interference in the domestic administration of the Republic cannot be prevented, because the British Government has drawn the attention of the International Opium Tribunal at The Hague to the ineffective way in which the Opium suppression campaign is being carried on in the various provinces which are semi-independent from the Peking Government, adding that in order to get reliable reports, foreign Consuls in China may be instructed to protest to the provincial governments or to send delegates to accompany the Chinese authorities for the inspection of the opium situation.

On account of this, General Chao has issued stringent orders to all his civil and military subordinates throughout Hunan ordering them to suppress the dangerous drug, otherwise they will be most severely punished and degraded. The authorities are cautioned to impose the most severe penalties on Chinese who dare to smuggle or cultivate opium for whatever purpose in the province, while foreign subjects who dare to smuggle opium or morphia into Hunan will be arrested and handed over to the foreign Consuls for punishment.

General Chao laid special emphasis upon the necessity of putting into force at once severe measures for the suppression of opium and morphia because the matter concerns foreign Powers. According to information in the possession of the authorities, certain vicious foreigners in conjunction with Chinese undesirable are secretly importing or smuggling large quantities of opium and morphia into this country for smoking and injecting purposes by the habitual smokers of the dangerous drug. These foreign and native smugglers are using Tientsin, Tientsin, Shanghai and Mukden as their base of operation of distributing centres. Small parcels of opium and morphia are being smuggled through the foreign post offices in the various treaty ports, which are out of the control of the Chinese Government authorities. Hundreds of people are being injected to death by morphia every year in Hunan alone according to the estimate of the Hunan officials.

SCHOOL ATHLETICS AND PRIZES.

A COMMENT BY THE DIRECTOR OF EDUCATION.

In the annual report on Education in the Colony the Hon. Mr. E. A. Irving observes:—

In Appendix A under the heading "Queen's College" there is given a description of extra-mural activities which may be regarded as a sample of what takes place at all the principal schools of the Colony. This realm of sport is probably the one where the character of British Master most surely influences their pupils, but this is some danger that the ordinary school work may lose prestige in comparison. Perhaps the immature mind does not have such a view of relative values forced on it; possibly it regards play and work as belonging to separate and incomparable worlds. I hoped it was so when I saw recently a silver pot 12 inches high won by a little girl for fifty yards egg and spoon race. If as a result of a year's hard work she had won her form prize it would probably have been "Little Folks" prize.

But prizes are absurdly overdone anyhow. At some schools the prize winners number 75 or 80 per cent. of the total.

a delay in the initial stage to Bombay entails the loss of the connection from Negapatnam onwards and, therefore, a further delay of at least 3 days. During the early portion of the year failures to maintain the schedule were not infrequent and at the instance of the Chamber of Commerce strong representations were made to the British Postal Authorities. However, as a large complement of fast vessels became available for the London-Bombay service a considerable improvement was effected. The Straits Settlements Postal Administration have also assisted by undertaking to intercept at Penang the letter mail to Hongkong and transmit it by rail in Singapore, and thence by the first available steamer to Hongkong.

Arrangements were made with the Peninsular and Oriental and Blue Funnel Companies for the despatch of parcel mails to the United Kingdom by those Companies' ships and the service now secured is practically a weekly one.

The privilege of free postal facilities granted during the War to H.M. Naval and Military Forces was withdrawn in 1920.

A Money Order Agreement between this Colony and the Chinese Postal Office came into force on January 1st, 1930. The agreement provides for the exchange of Money Order transactions through the intermediary of Hongkong between China and Foreign countries. The first post-war Postal Congress was held at Madrid in October, 1920. Considerable increases of postal rates were authorised to meet the universal increase in expenditure and the depreciation of currencies. As no official notification of the postal policy to be adopted by the United Kingdom or the British Empire was communicated to this Administration no action was taken during the year in the revision of the Colony's postal rates.

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YOKOHAMA MARU ... Friday, 29th July, at 11 a.m.
FUSHIMI MARU (omitting Manila) ... Tuesday, 30th Aug., at 11 a.m.
KATOKI MARU ... Friday, 9th Sept., at 11 a.m.
KASHIMA MARU (omitting Manila) ... Tuesday, 4th Oct., at 11 a.m.
LONDON & ANTWERP via Singapore, Penang, Colombo, Suez
Port Said and Marseilles.

YOKOHAMA MARU ... Wednesday, 3rd Aug., at 11 a.m.
KIEI MARU ... Sunday, 14th Aug., at 11 a.m.
MISHIMA MARU ... Friday, 19th Aug., at 11 a.m.
SADO MARU ... Friday, 2nd Sept., at 11 a.m.

HAMBURG, MARSEILLES, LONDON & ROTTERDAM.
TOTTORI MARU ... Latter half of August.

LIVERPOOL & MARSEILLES via Suez.

MELBOURNE & SYDNEY via Manila, Zamboanga, Thursday
Island, Townsville & Brisbane.

YIKKO MARU ... Tuesday, 19th July, at 11 a.m.
AKI MARU ... Tuesday, 18th Aug., at 11 a.m.
TANGO MARU ... Tuesday, 20th Sept., at 11 a.m.

NEW YORK & HAVANA via PANAMA.

LYONS MARU ... Sunday, 14th Aug.
TAKAOKA MARU ... Thursday, 25th Aug.

SOUTH AMERICAN PORTS via OAPB.

KANAGAWA MARU ... Friday, 16th September

BOMBAY & COLOMBO via Singapore.

WAKASA MARU ... Monday, 25th July

CALCUTTA & RANGOON via Singapore & Penang.

RANGOOX MARU ... Monday, 25th July

HAKODATE MARU ... Thursday, 4th Aug

JAPAN PORTS—Nagasaki, Kobe & Yokohama

TANGO MARU ... Friday, 19th Aug., at 11 a.m.

SHANGHAI, KOBE & YOKOHAMA

SADO MARU ... Friday, 22nd July, at 11 a.m.

TATIMA MARU ... Sunday, 24th July.

NAGATO MARU ... Wednesday, 27th Aug.

NAGANO MARU ... Wednesday, 27th Aug.

For further information apply to— **NIPPON YUSEN KAISHA**

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S.S. "HOZUI MARU" ... on or about 21st July.

FOR KEELUNG via Swatow & Amoy

S.S. "TAIKWA MARU" ... on or about 21st July.

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THE NEW POSTAL CHARGES.

CLAIMS OF THE PRESS.
The question of the effect of increased postal charges on British trade propaganda abroad was further discussed on June 7th with the Postmaster-General by Viscount Burnham, Lord Riddell, and Sir Andrew Caird, who saw Mr. Kellaway in his room at the House of Commons. The Postmaster-General has promised to give careful and sympathetic consideration to the representations made to him regarding the handicap that would be caused to our commerce and industries should the circulation of British newspapers and trade journals be interfered with to any serious extent. The proceedings were private, but the following report was officially issued:—

The Postmaster-General received a joint deputation from the Newspaper Proprietors' Association, the Empire Press Union, the Weekly Newspaper and Periodical Proprietors' Association, and the London Association of Trade and Technical Journals. The deputation was introduced by Viscount Burnham.

Lord Riddell, on behalf of the newspaper proprietors, agreed that the deficit in Post Office accounts had to be made good, but pointed out that so far as the increase in the printed paper rate was concerned, the owners of trade and technical papers would suffer disadvantage in trade dealings with foreign countries, owing to the increased British postage charges.

Sir Andrew Caird and Mr. Lindley Jones expressed the views of Associated Newspapers, Ltd., and the Weekly Newspaper and Periodical Proprietors' Association.

Mr. Hiffe, on behalf of the British Association of Trade and Technical Journals, pointed out that in many cases advertisements were quite as important as editorial matter, and ought to be carried at a low rate.

SANCTION OF PARLIAMENT.

Mr. Kellaway, in the course of his reply, said that printed papers, the proprietors of which had increased their charges both to subscribers and to advertisers, had up to now been carried abroad at the pre-war rates. He was anxious as ever he had been that the Government should do everything in their power to assist British trade; but his main point of consideration was that the Post Office should be made self-supporting. He gathered that the deputation of Press representatives would not ask for a subsidy by the retention of postage charges which were unremunerative to the department. It had been stated that the changes in rates were being made without the sanction of Parliament. He wanted to make an end of that fallacy once and for all. Mr. Chamberlain announced the principal increases in the House of Commons in April, 1920. They were approved by the House, which then proceeded to authorise them by Act of Parliament. He would personally have been averse to taking any action which might have seemed unconstitutional or inconsistent with the feeling of the House of Commons.

Another charge which had been brought against the Post Office was that there had been an error in the official estimates amounting to £3,500,000. What were the facts? Mr. Chamberlain, in dealing with the question of Post Office revenue in April of last year, said, "We are going to put up these charges because we are certain that there is going to be a deficit." Events had proved him to be correct. If there had been any way in which the increases could have been avoided, he (Mr. Kellaway) would not have hesitated to go to the Cabinet and to Parliament and ask them to reverse their decision of a year ago. The bed-rock fact was that £1 was to-day only worth 6s. as compared with 1913-14. In that condition of national finance it was editorial matter, and ought to be carried at a low rate. The number of postal employees for the whole country was now 208,000, as compared with 208,900 in 1913-14, but the volume of work done was now infinitely greater than in pre-war days. The general result was that the cash transactions through the Post Office, which amounted to £250,000,000 in 1913-14, now stood at £1,500,000,000, although the increased work involved was carried out by a diminished staff.

Mr. Kellaway, in conclusion, promised the deputation that he would give sympathetic consideration to their views, but emphasised the fact that it was his duty to make the Post Office self-supporting. The Press Association adds that in the course of his speech Lord Riddell referred to the fact that while at one time commerce was said to follow the flag, to-day it followed the trade journal. The trade papers were great missioners for advertising the claims of British production. It seemed monstrous that at the present time, when trade was passing through a period of such difficulty, action of this kind, which would have the effect of destroying British trade, should be persisted in. Neither the newspapers nor the trade papers asked for nor required any subsidy; what they wanted was to be able to compete on fair lines with other countries.

Sir Andrew Caird spoke of the irretrievable damage which would be inflicted on British commerce by the proposed new rates, and claimed that the circulation of British papers in the Dominions helped to form a bond of union between the Motherland and her Dominions. These influences were too important to be jeopardised in an endeavour to raise the comparatively small sum of £300,000.

Mr. Valentine Knapp, president of the Newspaper Society, spoke of the beneficial effects which would follow the stoppage of the collection and delivery of correspondence on Sunday.

(Continued at foot of next column.)

WEATHER REPORT.

July 18th, at 10.55.—Warning to Hongkong, Coast Ports, etc.: A depression or typhoon within 60 miles of Lat. 16 deg. N., Long. 126 deg. E., moving N.N.W.

July 18th at 11.40.—Pressure has decreased slightly at all reporting stations, except in the extreme South.

A depression or typhoon is shown to the east of Luzon, apparently moving N.N.W. or North.

There are also indications of a depression over the Pacific.

Hongkong rainfall for the 24 hours ending at 10 a.m. to-day, 0.51 inch. Total since January 1st, 67.23 inches against an average of 47.73 inches.

The forecast for the 24 hours ending at 10 a.m. to-day is as follows:—

DISTRICT	FORECAST.
Hongkong to Gap Rock	E. winds, moderate; fair to showery.
Formosa Channel	North winds, fresh.
South coast of China between Hongkong and Lamock	The same as Hongkong and Lamock (No. 1).
South coast of China between Hongkong and Haipen	The same as Hongkong and Haipen (No. 1).

CHINA COAST METEOROLOGICAL REGISTER.

JULY 18TH, 1921.

Station.	Hour.	Barometer at Sea Level.	Temperature.	Humidity.	Direction.	Force.	Weather.
Yokohama	8 a.m.	—	—	—	—	—	—
Nemuro	8 a.m.	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—
Kobe	—	—	—	—	—	—	—
Nagasaki	—	—	—	—	—	—	—
Kagoshima	—	—	—	—	—	—	—
Osaka	—	—	—	—	—	—	—
Naha	—	—	—	—	—	—	—
Shanghai	—	—	—	—	—	—	—
Amoy	—	—	—	—	—	—	—
Swatow	—	—	—	—	—	—	—
Yokohama	—	—	—	—	—	—	—
Nemuro	—	—	—	—	—	—	—
Hakodate	—	—	—	—	—	—	—
Tokyo	—	—	—	—	—	—	—

THE SIAMESE STEAMSHIP CO.,
LTD.

ARRIVALS.

Per *ss. Hsueh Ping*, on July 18th:—
Mr. Rosenthal, Mr. Luke, Mr. Lindsey,
Mr. Gray, Mr. Chasé

Per *ss. Shingou Maru*, on July 18th:—
Dr. and Mrs. H. de Avelar, Mr. J. W.
Alabaster, Mrs. C. T. Casey, Mr. A.
Boyden, Mr. J. L. Bandot, Mr. and Mrs.
A. D. Barclay, Mr. and Mrs. A. Bullon,
Mr. H. F. Blum, Mr. A. Carlson, Lieut.
H. H. A. Capell, Mr. F. Calderon, Mr.
L. B. Dehuth, Mr. D. Y. Duggan, Mr.
A. H. Dougall, Mr. A. H. Dougall, Mr.
S. T. Enoveldsen, Miss S. Fanderburte,
Sister C. Giocoechea, Mr. A. V. Greaves,
Mrs. B. Gnanet, Mon. Mr. F. Gabaldon,
Mrs. Gabaldon, Miss Gabaldon, Mr. A.
D. Hensing, Mr. and Mrs. E. A. Hoeffel-
man, Miss Hoeffelman, Mr. and Mrs.
W. C. Howe, Mr. and Mrs. F. W.
Haeussel, Miss V. Hackett, Miss F.
Habesche, Miss F. Miss E. Haber, Mr.
H. Hahkaka, Miss F. Klingeman, Mr.
A. J. King, Dr. and Mrs. C. de Kock,
Mr. A. Kobit, Dr. and Mrs. A. Kello,
Miss L. D. Loehe, Mr. and Mrs. R. R.
Laird, Miss K. E. Logan, Capt. and
Mrs. C. R. Lott, Mr. and Mrs. A. F.
Lowe, Mr. T. C. McJani, Mr. F. E. E.
McClure, Miss C. S. Miall, Rev. Father
F. R. Noval, Miss R. Ortes, Miss M. R.
Pitts, Mr. T. H. Parkhurst, Hon. Mr. M.
L. Queron, Mister R. Razon, Lt.-Com.
H. B. Ransdell, Mr. M. F. Richl, Mr.
and Mrs. J. T. T. Swire, Miss A. M.
Swire, Mrs. J. F. Swindell, Mr. J. G.
Sanvictores, Mr. E. Soriano, Mr. J. F.
Swingle, Mr. H. Alvarez, Mr. M. Gasias,
Mr. S. Douzey, Miss M. L. Frazee, Fr.
and Mrs. C. Fitzbert, Mr. M. Tancoco,
Mr. S. S. Tussion, Mr. M. Timio, Rev.
Father J. Villegas, Mr. V. V. Velkovsky,
Mr. and Mrs. H. H. Williams, Mr. H.
E. Widder, Mr. J. P. Xavias, Mr. H.
J. Xavier, Dr. J. C. Griggs, Miss Griggs,
Mr. and Mrs. P. Jourdan, Mr. Mc-
Donald.

BOARD OF CONSERVANCY WORKS
OF KWANGTUNG.

WATERLEVELS IN ENGLISH FEET AT 10 A.M.						
Place of Observation.		Highest W.L. ever recorded	Feet	Lowest W.L. ever recorded	1922.	
					W.L. July 16, 1922.	W.L. July 17, 1922.
		Feet.			Feet.	
Wuchow River	W. River	+79.50	-2.42	*	—	—
Kongmoon River	W. River	+14.70	-0.80	7.20	7.20	7.20
Lintongchow N. River	N. River	+57.00	—	7.00	—	—
Sanshui River	N. River	+27.25	-5.00	9.70	9.00	9.00
Shakung River	E. River	+15.15	-0.98	2.48	2.10	2.10

MOTOR SHIPS.

The report of the Hansa Steamship Company of Bremen states that the directors hope that a number of new ships will be delivered in the course of the present year. The vessels are to be placed in regular service with India and the River Plate. The former service with Portugal in co-operation with the Oldenburg-Portuguese Steamship Company has been resumed and has recently been extended to the northern and southern ports of Spain. A dividend at the rate of 10 per cent. for 1919, and 1920 is proposed to be paid out of net profits of 11,600,000 marks in the two years combined.

MOTOR SHIPS.

WEATHER THE SHIPPING SLUMP.

The severe depression which at present exists in the shipping world affords an excellent opportunity of ascertaining the relative values of various classes of vessel from the purely commercial standpoint. The motor-ship shows up particularly well in this connection, for, according to the current issue of *The Motor Ship*, there is not a single large oil-cargoed vessel now laid-up, although probably 50 per cent. of the world's steam shipping is laid up. In short, on account of the impossibility of operating at a profit. It would be difficult to find a more convincing proof of the superiority of the motor vessel over the steamer, and it is perhaps not surprising that ship-owners should keep their motor ships in service and lay up their steamers when it is considered that with oil and coal at their present prices, the daily fuel bill of the steamer is almost exactly double that of the vessel equipped with oil engines.

Marine oil-engine construction is making steady progress, and there is now being built in this country a marine Diesel engine of 5,000 h.p.n., which, when completed, will be the largest set of this type that has ever been constructed.

K. SUZUKI, Manager,
No. 5, Queen's Road

THE AUSTRALIAN COMMONWEALTH LINE

Commenting recently on the criticism on the laying up of some of the ships of the Commonwealth line, the Acting Prime Minister (Sir Joseph Cook) said that this was nothing extraordinary, as ships were being laid up in all countries. As evidence of this he directed attention to a cable message from New Zealand, which stated that, owing to the depression in the coastal and intercolonial trade, the Union Steamship Company had 12 passenger and four cargo vessels out of commission.

"It is well-known that there are more ships than there is cargo at present," Sir Joseph said. "No doubt it is a temporary phase, and will pass away as soon as the world's demand is stimulated."

Referring to the financial position of the Commonwealth line, Sir Joseph said that many of the statements on the subject were entirely misleading to the public. It must be remembered that the Commonwealth line of ships had not cost the people of Australia one penny, and, at the present time, were showing a handsome profit.

BOARD OF CONSERVANCY WORKS
OF KWANGTUNG.

WATERLEVELS IN ENGLISH FEET AT 10 A.M.					
Place of Observation.		Highest W.L. ever recorded	Feet above lowest W.L. ever recorded	1922.	
				W.L. July 16, 1922.	W.L. July 17, 1922.
				Feet.	Feet.
Wuchow River	W.	+79.50	-2.42	*	—
Kongmoon River	W.	+14.70	-0.80	7.20	7.20
Lintongchow N. River		+57.00	—	7.00	—
Sanshui River	N.	+27.25	-5.00	9.70	9.00
Shakung River	E.	+15.15	-0.98	2.48	2.10

HOME VIA CANADA

Hongkong to England

via Shanghai, Nagasaki, (*Moji), Kobe, Yokohama, Vancouver & Montreal.

Pacific Steamer	From Hongkong	Due at Vancouver	Atlantic Steamer	From Canada	Due at Liverpool
E. Asia	July 21	Aug. 8	E. France	Aug. 13	Aug. 19
E. Russia	Aug. 18	Sept. 5	E. Britain	Sept. 10	Sept. 16
Monteagle	Aug. 23	Sept. 16	Melita	Sept. 23	Oct. 1
E. Japan	Sept. 15	Oct. 13	E. France	Oct. 18	Oct. 25
E. Japan	Sept. 20	Oct. 17	E. France	Oct. 25	Oct. 28
E. Russia	Oct. 13	Oct. 31	Victorian	Nov. 11	Nov. 18
Monteagle	Oct. 26	Nov. 19	E. Britain	Nov. 26	Dec. 4

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 reservations made and tickets issued here. Early reservation necessary.

Three Transcontinental Trains Daily.
Standard Sleeping Cars, Compartments & Drawing Rooms.

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Norfolk, Cristobal, Los Angeles and San Francisco.

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T. K. K.
TOYO KISEN KAISHA

HONGKONG TO SAN FRANCISCO
A SHANGHAI, THE INLAND SEA, JAPAN & HONOLULU

SHIPNAME	TONS	LEAVE HONGKONG
* PERSIA MARU	2,000	July 30th, at 10.30 A.M.
TAIYO MARU	22,000	Aug. 13th.
SIBERIA MARU	20,000	Aug. 37th.
TENYO MARU	22,000	Sept. 9th.
KOREA MARU	20,000	Sept. 20th.

SOUTH AMERICAN LINE

HONGKONG TO VALPARAISO
JAPAN, HONOLULU, HILO, SAN FRANCISCO, SAN PEDRO, SANTA CRUZ, BALBOA, CALLAO, MOLLENDU, ARICA & IQUIQUE

STAMERS	TONS	LEAVE HONGKONG
CHOYO MARU	—	July 28th
GINYO MARU	18,500	Aug. 16th

For full information regarding passengers freight and sailings, apply to—
Y. TSUTSUMI, MANAGER.
 King's Building. Tel. Nos. 2374 & 2375

WATERHOUSE LINE.

REGULAR TRANS-PACIFIC FREIGHT SERVICE
Operating U.S. Shipping Board Steamers

SEATTLE-TACOMA-VICTORIA-VANCOUVER

and China, Japan and Philippine Island Ports,
 "DELIGHT" ... About 25th July.

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TRANS-PACIFIC SERVICE.

for SAN FRANCISCO via SHANGHAI, KOBE, YOKOHAMA and HONOLULU; and
for BALTIMORE via LOS ANGELES, MANZANILLO, SAN JOSE, LA
LIBERTAD, CORINTO, BALBOA, CRISTOBAL, KINGSTON & HAVANA.
AMERICAN STEAMERS.

"ECUADOR" sailing Aug. 10th, 1900
Apply to
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Telephone No. 141 Hotel Mansions, Hongkong.
Cable Address "SOLANO".

AMERICAN & ORIENTAL LINE

NEW YORK via Suez

Subject to change without notice.

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INDIAN AFRICAN LINE.

Cargo carried on through Bills of Lading from HONGKONG to BEIRA, ELAGAO BAY, DURBAN (Natal), EAST LONDON, PORT ELIZABETH & CAPE TOWN direct or with transshipment at CALCUTTA and/or COLOMBO

For particulars apply to—

THE BANK LINE, LTD.
Managing Agents"ELLERMAN" LINE,
ELLERMAN & BUCKNALL S.S. CO., LTD.

JAPAN CHINA & STRAITS

to

UNITED KINGDOM & CONTINENT.

LONDON, GLASGOW, ROTTERDAM & HAMBURG

S.S. "KASAMA" ... 14th Aug.

Subject to change without notice.

For particulars of sailings shippers are requested to apply to the undersigned.
THE BANK LINE, LTD.
or to REISS & CO. CANTON General Agents.

NEW YORK DIRECT

Joint Service of the

"BLUE FUNNEL" LINE

OCEAN S.S. CO., LTD., AND CHINA MUTUAL S.N. CO., LTD.

AND

AMERICAN & MANCHURIAN LINE

(ELLERMAN & BUCKNALL S.S. CO., LTD.)

Sailings from Hongkong.

"HELENUS" ... Via Suez Canal ... 6th Aug.

Steamers proceed via Suez Canal or Panama Canal at Owners' option.
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BUTTERFIELD & SWIRE, THE BANK LINE, LTD., HONGKONG.
HONGKONG AND CANTON, REISS & CO., CANTON.C. N. C.
CHINA NAVIGATION CO., LTD.

SAILINGS SUBJECT TO ALTERATION

For	Steamer	To Sail
SWATOW and BANGKOK	"KALGAN"	On 19th July, Noon.
SHANGHAI and PUKOW	"BINKIANG"	On 19th July, Noon.
SWATOW and SINGAPORE	"LUCHOW"	On 19th July, 9 A.M.
HOIHOW, PAKHOI & H'PHONG	"KAIFONG"	On 20th July, Noon.
AMOY & SHANGHAI	"HOOCHOW"	On 21st July, 4 P.M.
Waiwei, C'oo, N'chwang & T'chin	"HUGHOW"	On 21st July, 4 P.M.
SHANGHAI & TSINGTAO	"CHEYAN"	On 23rd July, Noon.
SHANGHAI & PUKOW	"SZECHUEN"	On 26th July, Noon.
SHANGHAI & TSINGTAO	"SUNNING"	On 28th July, Noon.
SHANGHAI & PUKOW	"YINGCHOW"	On 30th July, 4 P.M.
SHANGHAI & PUKOW	"SHANTUNG"	On 2nd Aug., Noon.

SHANGHAI LINE—PASSENGER, MAILS and CARGO. Excellent Saloon accommodation. Ample space. Electric Fans in Saloon and State-rooms. Regular schedule service, between Canton, Hongkong, Shanghai (three weekly) and Tsingtao (weekly), taking Cargo on through Bills of Lading to all Yangtze and Northern China Ports. Passengers are landed in Shanghai, avoiding the inconvenience of transshipment at Woosung.

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SWATOW, AMOY & FOOCHOW
AND RETURN

(Occupying 9 to 10 Days).

"HAIHONG"	—	Capt. W. C. Pemberton	TUESDAY, July 19th, at 1 P.M.
"HAIHONG"	—	Capt. A. E. Stewart	FRIDAY, July 22nd, at 1 P.M.
"HAILOONG"	—	Capt. W. Cooper	TUESDAY, July 25th, at 2 P.M.

Arrivals and Departures from the Company's Wharf (near Blake Pier).

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General Managers.P. & O. - British India
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STRAITS, JAVA, BURMA, CEYLON, INDIA, PERSIAN GULF, WEST INDIES, MAURITIUS, EAST & SOUTH AFRICA, AUSTRALASIA, INCLUDING NEW ZEALAND & QUEENSLAND PORTS, RED SEA, EGYPT, EUROPE, ETC.

PENINSULAR & ORIENTAL SAILINGS (South)

S.S.	Tons	From Hongkong (about)	Destination
"BYRIA"	7,000	20th July	Marseilles, London & Antwerp
"KALYAN"	9,000	24th Aug.	Marseilles, London & Antwerp
"MANELA"	7,200	19th Aug.	Marseilles, London & Antwerp
"DUNERA"	7,400	30th Aug.	Singapore, Colombo & Bombay
"KASHMIR"	9,000	2nd Sept.	Marseilles, London & Antwerp
"KRYER"	9,000	16th Sept.	Marseilles, London & Antwerp
"ROMANA"	7,000	30th Sept.	Marseilles, London & Antwerp
"SOUDAN"	6,700	14th Oct.	Marseilles, London & Antwerp
"SARDINIA"	8,800	28th Oct.	Marseilles, London & Antwerp
"KARMALA"	9,000	11th Nov.	Marseilles, London & Antwerp

BRITISH INDIA - APCAR SAILINGS (South)

"EUBALUS"	3,500	24th July	Singapore.
"GREGORY APCAR"	4,700	30th July	Calcutta via S'pore, P'ang & R'goon

EASTERN & AUSTRALIAN SAILINGS (South)

"KASOWEA"	7,000	25th July	Manila, Thursday Island,
"ST. ALBANS"	4,500	22nd Aug.	Townsville, Brisbane,
"EASTERN"	4,000	19th Sept.	Sydney & Melbourne.

SAILINGS TO SHANGHAI & JAPAN

"EUBALUS"	3,570	20th July	Swatow & Amoy.
"MANELA"	7,200	23rd July	Shanghai, Kobe & Moji.
"JAPAN"	6,000	30th July	Shanghai, Moji & Kobe.
"KASHMIR"	9,000	2nd Aug.	Shanghai, Moji, Kobe & Y' hawa
"ST. ALBANS"	4,100	2nd Aug.	Japan.
"DUNERA"	6,400	8th Aug.	Shanghai only.

All dates are approximate and subject to alteration without notice.

WIRELESS TELEGRAPHY—FITTED ON ALL STEAMERS.

Tickets Interchangeable.
1st Saloon Passengers may travel by P.O. Company's Steamers between Singapore and Calcutta or Singapore and Madras in lieu of the section of their P. & O. Tickets Singapore to Colombo.
All Cabins are fitted with Electric Fans free of charge.
Steamers and Sailing dates are liable to be cancelled or altered without notice.
Parcels Measuring not more than 24 ft. x 2 ft. x 1 ft. will be received at the Company's Office up to Noon on the day previous to sailing.

NOTICE TO CONSIGNEES.

Consignees are reminded of the necessity to apply to the Company's Agents regarding arrival of consignments expected of which they have received documents or advice. Any damaged packages must be left in the Godowns for examination by the Consignees and the Company's Surveyors, Messrs. GORDON & DOUGLAS, at 10 A.M. on MONDAYS and THURSDAYS. All Claims must be presented within ten days of the Steamer's arrival here, after which date they cannot be recognised. No Claims will be admitted after the goods have left the Godowns.

For Further Information, Passage Fares, Freight, Handbooks, etc., apply to—
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HONGKONG TO PHILIPPINES AND AUSTRALIAN PORTS.

Steamer	Arr. Hongkong from Australia	Lv. Hongkong for Australia
"OHANGSHA"	Sailings Subject to Alteration	

This Steamer is fitted with Refrigerating Machinery, ensuring a plentiful supply of Ice, Fresh Provisions, etc., and has superior accommodation with Electric Light throughout and Electric Fans in the State-Rooms. A daily qualified Doctor is carried. Reduced Fares. Cargo booked through to all Australian, New Zealand & Tasmanian Ports. For freight and passage apply to— BUTTERFIELD & SWIRE Agents. [33]



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S.S. "SILVER STATE"	Aug. 2nd	For MANILA	
S.S. "SILVER STATE"	Aug. 13th		Sept. 2nd
S.S. "CHESKEYS"	Aug. 18th		Sept. 22nd
S.S. "KEYSTONE STATE"	Sept. 2nd		Oct. 2nd
S.S. "WENATCHER"	Oct. 2nd		

FOR PORTLAND DIRECT

FOR MANILA

S.S. "MONTAGUE" ... (Calling at Shanghai, Kobe, Yokohama & Portland) ... Aug. 7th.
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HOTEL MANSIONS.

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MESSAGERIES MARITIMES.

FRENCH MAIL LINES.

SAILINGS FROM HONGKONG SUBJECT TO ALTERATION.

DESTINATION	STEAMER & DISPLACEMENT	SAILING DATES
SHANGHAI, KOBE & YOKOHAMA	"PORTHOS" ... 20,000	On or about 19th July

HAIPHONG & SAIGON only... "CAP ARCONA" ... 15,000 tons about 23rd July.

MARSEILLES via SAIGON, SINGAPORE, COLOMBO, DJIBOUTI, SUEZ & PORT SAID...	"PORTHOS" ... 20,000	During 2nd part of Aug.
	"CORDILLERE" ... 10,000	During 2nd part of Sept.
	"ANDRE LEROY" ... 25,000	During 1st part of Oct.
	"ATLANTIQUE" ... 12,000	During 1st part of Nov.
	"PAUL LEGAT" ... 30,000	During 1st part of Dec.

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Queen's Building.

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FOR AUSTRALIAN PORTS VIA MANILA & SANDAKAN.

"VICTORIA"

Aug. 20th.

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